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MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
JULY 10, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

MAR 26 1998

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PRESENT: Commissioners Antenore, Chinchilla, Lowenberg, Mills

ABSENT: Commissioners Hills, Joe, Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:35 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Adam Light, Julian Banales, Larry Badiner, Hillary Gitelman, Linda Avery - Commission Secretary.

A. ITEMS TO BE CONTINUED

1. 97.258C (BEATTY)
939 CLEMENT STREET, Lots 044 and 045 in Assessor's Block 1442, south side between 10th and 11th Avenues -- Request for Conditional Use Authorization under Section 186.1b of the Planning Code to add live music and dancing, defined as 'Other Entertainment' in Section 790.38 of the Planning Code, to an existing full service restaurant in the Inner Clement Neighborhood Commercial District.
(Continued from Regular Meeting of June 5, 1997)
(Proposed for Continuance to July 17, 1997)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Lowenberg, Mills

ABSENT: Hills, Joe, Martin

2. 97.295C (FALLAY)
501 BROADWAY STREET, south side at the corner of Kearny Street, Lot 001 in Assessor's Block 0162: Request for Conditional Use authorization to allow the installation of a restaurant, bar, and Other Entertainment (as defined by the Planning Code Sections 790.92 and 790.22 and 790.38 respectively) in a vacant basement and

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ground floor area without any physical alteration to the outside of the existing building, in the Broadway Neighborhood Commercial Zoning District in a 40-X Height and Bulk District. The proposed restaurant/bar will occupy a gross floor area of approximately 6,289 square feet.

Case withdrawn.

3.

(LINDSAY)

HUNTER'S POINT SHIPYARD REUSE PLAN:

- A. Informational presentation by Planning Department and Redevelopment Agency staff on Hunter's Point Shipyard Redevelopment Plan and the current status of the Area Plan for the Shipyard.
- B. Consideration of a motion to endorse the Design for Development for Hunters Point Shipyard, a document to implement the recommended physical development goals of the Redevelopment Plan.

(Continued from Regular Meeting of June 19, 1997)

Copies of the Hunter's Point Shipyard Area Plan - Draft Proposal for Adoption, and the Redevelopment Agency's Redevelopment Plan and Design for Development are available free of charge at the Planning Department, 1660 Mission Street, 5th Floor reception.

(Proposed for Continuance to August 7, 1997)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Lowenberg, Mills

ABSENT: Hills, Joe, Martin

4.

97.327C

(ANDRADE)

724 PACIFIC AVENUE, north side between Stockton and Grant Streets, Lots 41/91 in Assessor's Block 161: Request for Conditional Use Authorization to modify conditions of Motion No. 14301 to allow attendant public parking for up to 45 cars weekdays, 47 cars evenings and weekends, to an existing public garage, as required by Planning Code Section 303(e) in a Chinatown Residential Neighborhood Commercial District and a 65-N Height and Bulk District.

(Proposed for Continuance to July 24, 1997)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Lowenberg, Mills

ABSENT: Hills, Joe, Martin

5.

97.211C

(ZWIERZYCKI)

4631 MISSION STREET, east side between Brazil and Persia Avenues, Lot 6 in Assessor's Block 6083: Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of three antennas on an existing rooftop and an equipment cabinet within the interior of an existing

one-story commercial building as part of a wireless communication network in an NC-3 Neighborhood Commercial, Moderate Scale District.

(Continued from Regular Meeting of June 5, 1997)

(Proposed for Continuance to July 17, 1997)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Lowenberg, Mills

ABSENT: Hills, Joe, Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: Roberta Caravelli: re:- Apologize for not being able to come to Planning Commission hearings;
- Commented on Ms. Avery, Planning Commission Secretary

C. COMMISSIONERS' QUESTIONS AND MATTERS
Lowenberg: Status of Greenwich (Fire Station)

6. Consideration of adoption -- draft minute of June 19 and 26, 1997.

ACTION: Approved

AYES: Antenore, Chinchilla, Lowenberg, Mills

ABSENT: Hills, Joe, Martin

D. DIRECTOR'S REPORT

7. DIRECTOR'S ANNOUNCEMENTS

- Department re-organization - Neighborhood Planning


- Board's review of CU antenna case on Lombard Street (SPRINT)--modifications may result in a new CU.

8. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

NONE

E. REGULAR CALENDAR

9. 97.177ETZ: (MILLER)
2011 BAYSHORE BOULEVARD, south and west of Hester Avenue, Lots 3,



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10 and 11 in Assessor's Block 5054A -- Proposed RECLASSIFICATION OF PROPERTY from an NC-S (Neighborhood Commercial Shopping Center District) to the Bayshore-Hester Special Use District.

(Continued from Regular Meeting of May 22, 1977)

SPEAKERS: None

ACTION: Without hearing, continued to 8/14/97

AYES: Antenore, Chinchilla, Lowenberg, Mills

ABSENT: Hills, Joe, Martin

10. 92.711C (PASSMORE)
3632-36 SACRAMENTO STREET, Lot 9 in Assessor's Block 1011 in the Sacramento Street Neighborhood Commercial District -- To consider revoking the Conditional Use Authorization that allowed expansion of a full service restaurant (currently the Tuba Garden Restaurant). Revocation or other appropriate action is being considered to ensure compliance with conditions of approval of Motion No. 13739 including but not limited to returning six dwelling units at the Southwest corner of Sacramento and Locust Streets (3605-07 Sacramento Street, 405-07 Locust Street and 419-21 Locust Street) to residential occupancy from unauthorized, illegal commercial occupancy.
(Continued from Regular Meeting of May 1, 1997)

SPEAKERS: Alice Barkley

ACTION: Public hearing closed and continued to 9/4/97--permits are to be filed by 9/1/97, and work started by 12/1/97.

AYES: Antenore, Chinchilla, Lowenberg, Mills

ABSENT: Hills, Joe, Martin

11. 97.199R (GORDON)
1000 GREAT HIGHWAY, within Golden Gate Park, Lot 1 in Assessor's Block 1700 - Request to erect a freestanding business sign in a P (Public) Zoning District and OS (Open Space) Height and Bulk District under Section 605 of the Planning Code, per Building Permit Application No.9702394, for the site doing business as The Beach Chalet (City Designated Landmark No. 179). The proposal requires a finding a of conformity with the General Plan pursuant to Section 290 of the Planning Code, and Section 4.105 of the San Francisco Charter. The proposed sign received a Certificate of Appropriateness from the Landmarks Preservation Advisory Board at its Regular Meeting of 4/2/97.
(Continued from Regular Meeting of May 22, 1997)

SPEAKERS: Eve Delcristo

ACTION: Approved

AYES: Antenore, Chinchilla, Lowenberg, Mills

ABSENT: Hills, Joe, Martin

MOTION No.: 14411

12. 97.190C (NIXON)
601 BROADWAY at GRANT AVENUE, Lot 1 in Assessor's Block 161: Request for

Conditional Use to (1) exceed a height of 35 feet in the Chinatown Community Business (CCB) District, (2) to exceed the bulk limit and (3) to allow the creation of up to 9 tourist-hotel rooms within the Chinatown Community Business District and a 50-N Height and Bulk District.

SPEAKERS: None

ACTION: Approved with conditions as drafted.

AYES: Antenore, Chinchilla, Lowenberg, Mills

ABSENT: Hills, Joe, Martin

MOTION No.: 14412

13. 97.260C (BANALES)
1690 CHURCH STREET, northwest corner of 29th Street; Lot 3 in Assessor's Block 6619 -- Request for Conditional Use authorization to construct a 28,700 square-foot elementary school associated with a religious facility within a new 3-story, 40-foot-high building in an RM-1 (Mixed Residential, Low Density) District and 40-X Height and Bulk District, as required by Planning Code Sections 209.3(g) and (j).

SPEAKERS: Wendy Plaus, Michael Stanton

ACTION: Approved with conditions as modified: -add a condition that addresses construction employee parking and project staging--all to be contained on project site; -there is to be no construction on Sunday, Saturday construction hours are from 9am to 4pm, and 7am to 5pm Monday -Friday; add language that establishes a liaison officer during construction as well as upon completion of the project.

AYES: Antenore, Chinchilla, Lowenberg, Mills

ABSENT: Hills, Joe, Martin

MOTION No.: 14413

14. 96.176MRC (BADINER)
KING, SECOND, AND THIRD STREETS, AND CHINA BASIN CHANNEL; Assessor's Block 3794, Lots 3B and 27, Assessor's Block 9900, Piers 46B and 46C, Seawall Lot 336 and a portion of Seawall Lot 335, including streets -- (1) Consideration of Findings pursuant to the California Environmental Quality Act, (2) Consideration of a conditional use authorization pursuant to Planning Code Section 249.18, and (3) Consideration of Findings of conformance with Planning Code Section 101.1 and General Plan findings of conformance for ballpark actions including but not limited to a Lease Disposition and Development Agreement, a Ground Lease, a Non-Relocation Agreement/Guaranty and related documents, Acquisition of the Caltrans site located adjacent to Pier 46 (Assessor's Block 3794), and Street Vacations of portions of Berry and Second Streets for an approximately 42,000 seat ballpark with associated retail and commercial uses and other assembly and entertainment uses in an M-2 Use District, 150-X Height and Bulk District, and the Northeast China Basin Special Use District. Pursuant to Section 249.18, the Planning Commission shall consider whether the architectural design of the structure is appropriate for its intended use, location and civic purpose, in lieu of the criteria set forth in Section 303(c) of the Planning Code.

Note: If you challenge any of the proposed actions described above in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

SPEAKERS: Pam Duffey, Joe Spear, Rick Mariano, David Prowler, Chris Gelton, Ted White, Steve Vettel, Jim Haas, Sarah Ames, Jerry Peterson, Sandra Peterson, Norman Pierce, Sue Hestor, Dennis McKenzie, Martin Fay, Kate Stacey, Hillary Gitelman

ACTION: Approved as follows:

- CEQA as modified

MOTION No.: 14417

AYES: Antenore, Chinchilla, Lowenberg, Mills

ABSENT: Hills, Joe, Martin

- Conditional Use for Design

MOTION No.: 14418

- AYES: Antenore, Chinchilla, Lowenberg, Mills

ABSENT: Hills, Joe, Martin

- General Plan Conformance

RESOLUTION No.: 14419

AYES: Antenore, Chinchilla, Lowenberg, Mills

ABSENT: Hills, Joe, Martin

15. 97.344MR (BADINER)

BEALE AND BRYANT, NORTHWEST CORNER; Assessor's Block 3766, Lot 11 -- Consideration of proposed amendments to the Northeastern Waterfront Plan, consideration of amendments to the Rincon Point - South Beach Redevelopment Plan and consideration of amendments to the Rincon Point - South Beach Redevelopment Project Area Design for Development Documents to accommodate a 216 unit residential and live work project in an M-1 (Light Industrial) Use District and a 105-F Height and Bulk District.

SPEAKERS: None

ACTION: Approved as follows:

-Amendments to Northeastern Waterfront Plan -- Resolution No. 14414

-Amendments to Rincon Point South Beach Redevelopment Plan --
Resolution No. 14415

-Design For Development Amendments -- Motion No. 14416

AYES: Antenore, Chinchilla, Lowenberg, Mills

ABSENT: Hills, Joe, Martin

**SPECIAL DISCRETIONARY REVIEW HEARING AT APPROXIMATELY 6:00 P.M.
THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY
REVIEW HEARING.**

16. 97.317D (ANDRADE)
239 VALLEY STREET, south side between Church and Sanchez Streets, Lot 022 in Assessor's block 6619 - Request for Discretionary Review of Building Permit Application No. 9622290, proposing to demolish the existing one-family house and replace it with a two-family, three-story dwelling with a two-car garage in an RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of June 5, 1997)
Note: On 6/5/97, following testimony, the Commission closed public hearing and continued this matter to July 10, 1997.

SPEAKERS: None

ACTION: Continued to 7/17/97 to allow a site visit by 2 commissioners

AYES: Antenore, Chinchilla, Lowenberg, Mills

ABSENT: Hills, Joe, Martin

17. 97.343D (ANDRADE)
231 CLAY SCOTT STREET, west side between Haight and Page Streets, Lot 005 in Assessor's Block 1238 - Request for Discretionary Review of Building Permit Application No. 9705028, proposing to demolish the existing building and replace it with a three-unit building in an RH-3 (House, Three-Family) District.

SPEAKERS: None

ACTION: Without hearing, continued to 8/7/97, no earlier than 6pm.

AYES: Antenore, Chinchilla, Lowenberg, Mills

ABSENT: Hills, Joe, Martin

18. 96.716D (OMOKARO)
618-638 SAN JOSE AVENUE, south side at the intersection of Guerrero Street and San Jose Avenue, Lot 001A in Assessor's Block 6598 - Request for Discretionary Review of Building Permit Application Nos. 9706403, 9706404, and 9706405, proposing to construct a four-story, three-unit condominium building in an RH-3 (House, Three-Family) District.

SPEAKERS: None

ACTION: Without hearing continued to 8/14/97

AYES: Antenore, Chinchilla, Lowenberg, Mills

ABSENT: Hills, Joe, Martin

Adjournment: 6:15 p.m.

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, JULY 24, 1997.

ACTION: Approved

AYES: Antenore, Chinchilla, Hills, Joe, Mills

ABSENT: Lowenberg, Martin

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit

Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 17, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

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PRESENT: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills
ABSENT: Commissioner Lowenberg

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT CHINCHILLA AT 1:40 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Larry McDonald, Diane Wong, Mary Gallagher, Paul Deutsch, Milton Edelin, Rana Ahmadi, Jonas Ionin, Amit Ghosh, Andrea Green, Jana Beatty, Michael Li, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1a. 97.196CV

2690 OCEAN AVENUE, northeast corner at 19th Avenue, Lot 14 in Assessor's Block 7220: Request for authorization of a **CONDITIONAL USE** for the enlargement of a **RELIGIOUS FACILITY** (Christ Unity Church), also requiring a Variance of the rear-yard standards of the City Planning Code, in an RH-1(D) (House, One-Family Detached Dwellings) District and a 40-X Height and Bulk District.

(Proposed for Continuance to July 24, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Martin, Mills

ABSENT: Hills, Lowenberg

1b. 97.196CV

(MILLER)

2690 OCEAN AVENUE, northeast corner at 19th Avenue, Lot 14 in Assessor's Block 7220 -- Consideration by the Zoning Administrator of a request for a Variance of the rear-yard and off-street parking standards of the City Planning Code in conjunction with a request for an authorization by the Planning Commission of a Conditional use for the expansion of a religious facility (Christ Unity Church) in an RH-1 (D) (House, One-Family Detached Dwellings) District.

(Proposed for Continuance to July 24, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Martin, Mills

ABSENT: Hills, Lowenberg

2. 96.769C (GORDON)
2475 GREENWICH STREET, south side between Pierce and Scott Streets, lot 15 in Assessor's Block 513 (City designated Landmark #218, North End Police Station): Request for a Conditional Use Authorization to allow an artist studio and/or accessory live-work unit in a structure on a landmark site, as required by Planning Code Sections 209.9(e) in an RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District. (Continued from Regular Meeting of June 5, 1997)
Withdrawn
3. 97.324C (PEPPER)
101-107 WEST PORTAL AVENUE, southeast corner at Vicente Street; Lot 32 in Assessor's Block 2989B: -- Request for Conditional Use authorization under Section 729.83 of the Planning Code to install six antennas on the roof and one base transceiver station on the ground adjacent to the existing commercial building as part of a wireless communication network in the West Portal Neighborhood Commercial District and a 26-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 29 feet in height. The antennas measure approximately five feet high by eight inches wide. The antennas would be mounted on a 16-foot pole inside a cylindrical tube and the tops of the antennas would be approximately 44 feet above sidewalk grade. The base transceiver station would be 19 feet wide by 12 feet deep and would be on the ground adjacent to the existing building.
Withdrawn
4. 96.717C (PEPPER)
1399 - 19TH AVENUE, northeast corner at Judah Street; Lot 21 in Assessor's Block 1774 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of three antennas mounted within a replaced cross at the top of an existing bell tower and a base transceiver station inside the existing Calvary United Methodist Church building as part of a wireless communication network in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing bell tower is approximately 49 feet in height, and the existing cross is approximately 57 feet in height. Each antenna measures approximately five feet high by eight inches wide by one inch deep. The existing cross would be replaced by a new cross of similar size and appearance and the antennas would be mounted inside the new cross. The tops of the antennas would be approximately 57 feet above sidewalk grade. The base transceiver station, which requires an area approximately 18 feet wide by seven feet deep, would be located in the building.
NOTE: On 2/6/97, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +6 -0.
(Continued from Regular Meeting of May 15, 1997)
(Proposed for Continuance to August 7, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Martin, Mills

ABSENT: Hills, Lowenberg

5. 97.213C

(PEPPER)

1900 19TH AVENUE (ALSO KNOWN AS 1199 ORTEGA STREET), southeast corner at Ortega Street; Lot 28 in Assessor's Block 2116: -- Request for Conditional Use authorization under Section 710.83 of the Planning Code to install six antennas, one microwave dish, and three equipment cabinets on the roof of the existing U. S. Post Office building as part of a wireless communication network in an NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District. The antennas, dish, and equipment cabinets are part of a wireless transmission network operated by PageNet. The existing building is approximately 45 feet in height. The antennas measure approximately eight feet high by three inches in diameter. The tops of the antennas would be approximately 56 feet above sidewalk grade. The microwave dish is approximately four feet in diameter and the top of the dish would be approximately 49 feet above grade. The equipment cabinets measure four feet high by four feet wide by two feet deep and would be on the roof.

(Continued from Regular Meeting of June 12, 1997)

(Proposed for Continuance to August 21, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Martin, Mills

ABSENT: Hills, Lowenberg

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: 1. Patricia Vaughey

Re: - Rotational planning for Lombard Street.

- Legislation (DPW) to dig up a street in San Francisco

- report on small business

2. Alice Barkely:

Re: - Filing of Notice of Special Restrictions prior to approval of CU and
permit issuance - staff to investigate

3. Walter Johnson:

Re: - Sprint/Employees in San Francisco

4. Sandra Gonzalez:

Re: - Sprint Employees right to start a union

5. Margie Marks

Re: - Sprint Employee relations

6. Frank Campo

Re: Sprint - balance rights of Sprint employees

C. COMMISSIONERS' QUESTIONS AND MATTERS

Judy Boyajian, Deputy City Attorney responding to #3-6 in Public Comment

D. DIRECTOR'S REPORT6. DIRECTOR'S ANNOUNCEMENTS

- Clipper Street appeal at Board of Supervisors

- Announced that his secretary Gia Brown is out on maternity leave and introducing Andrea Green as her replacement.

7. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

(PASSMORE)

NONE

8. (PASSMORE)

2210 CLAY STREET, Report on first year of Residential Care Facility Operation by Progress Foundation.

SPEAKERS: None

ACTION: Without hearing, continued to 8/7/97

AYES: Antenore, Chinchilla, Joe, Martin, Mills

ABSENT: Hills, Lowenberg

E. REGULAR CALENDAR

9. 97.381ET (KESSLER)

Consideration of Amendments to City Planning Code Article 3.5A and Administrative Code Chapter 31 (Environmental Quality) Section 31.46A to Extend Planning Department Sunset Clause. Provisions regarding Fees to June 30, 1998.

SPEAKERS: None

ACTION: Approved

AYES: Antenore, Chinchilla, Joe, Martin, Mills, Hills

ABSENT: Lowenberg

RESOLUTION No.: 14420

10. 94.156M (AHMADI)

AIR QUALITY ELEMENT: Public hearing and consideration of adoption of the Air Quality Element, a new Element of the City and County of San Francisco's General Plan. The Air Quality Element contains the City's Objectives and Policies for improving air quality to protect citizens of San Francisco from adverse health and other impacts of air pollutants. An informational presentation and a public hearing on the Draft for Citizen Review was held on April 24, 1997. Public Comments and Commission Comments have been incorporated into the Proposal for Adoption, which is the subject of this hearing. The proposed Air Quality Element and related Implementation Programs are available free of charge at the 5th floor reception desk of the Planning Department, 1660 Mission Street.

SPEAKERS: Patricia Vaughey

ACTION: Approved

AYES: Antenore, Chinchilla, Joe, Martin, Mills, Hills

ABSENT: Lowenberg

RESOLUTION No.: 14421

11. 97.325C (IONIN)
1809 IRVING STREET, southwest corner at 19th Street; Lot 1 in Assessor's Block 1774 - Request for a Conditional Use Authorization to allow the installation of an Automated Teller Machine (ATM) at the property line of a First Republic Bank in an NC-2 (Small Scale Neighborhood Commercial) District, Irving Street Restaurant and Fast-Food Subdistrict, and 40-X Height and Bulk District.

SPEAKERS: Dan Gran

ACTION: Project disapproved

AYES: Antenore, Chinchilla, Joe, Martin, Mills, Hills

ABSENT: Lowenberg

MOTION No.: 14422

12. 97.326C (IONIN)
5628-5632 GEARY BOULEVARD, north side between 20th and 21st Avenues; Lot 20 in Assessor's Block 1452 - Request for a Conditional Use Authorization to allow the installation of an Automated Teller Machine (ATM) at the property line of a First Republic Bank in an NC-3 (Moderate-Scale Neighborhood Commercial) District, Geary Boulevard Fast-Food Subdistrict, and 40-X Height and Bulk District.

SPEAKERS: Daniel Gran, Peter Patrusi,

ACTION: Project disapproved

AYES: Antenore, Chinchilla, Joe, Martin, Mills, Hills

ABSENT: Lowenberg

MOTION No.: 14423

13. 97.263C (PUTRA)
220 DOLORES STREET, west side between 15th and 16th Streets, Lot 03A in Assessor's Block 3557: Request for Conditional Use authorization to license the existing ten-guest room group housing or residential facility as a Residential Care Facility for the Chronically III for people with HIV or AIDS for a period of 24 hours or more per Section 209.3(c) of the Planning Code, in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.

SPEAKERS: Marian, Bob Nelson

ACTION: Public hearing closed. Continued to 7/24/97

AYES: Antenore, Chinchilla, Joe, Martin, Mills, Hills

ABSENT: Lowenberg

14. 97.258C (BEATTY)
939 CLEMENT STREET, Lots 044 and 045 in Assessor's Block 1442, south side between 10th and 11th Avenues -- Request for Conditional Use Authorization under Section 186.1b of the Planning Code to add live music and dancing, defined as 'Other Entertainment' in Section 790.38 of the Planning Code, to an existing full service restaurant and bar in the Inner Clement Neighborhood Commercial District.

(Continued from Regular Meeting of July 10, 1997)

SPEAKERS: David Cincotta, Bob Davis, Eric Davis, Catherine Van Den Toorn, Ana Young, Borodulin

ACTION: Public hearing closed. Intent to approve with conditions. Continued to 8/7/97

AYES: Antenore, Chinchilla, Joe, Martin, Mills, Hills

ABSENT: Lowenberg

15. 97.211C (ZWIERZYCKI)

4631 MISSION STREET, east side between Brazil and Persia Avenues, Lot 6 in Assessor's Block 6083: Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of three antennas on an existing rooftop and an equipment cabinet within the interior of an existing one-story commercial building as part of a wireless communication network in an NC-3 Neighborhood Commercial, Moderate Scale District.

(Continued from Regular Meeting of July 10, 1997)

NOTE: On 6/5/97, the Commission held a public hearing on this matter and continued it to 7/10/97 for City Attorney review.

SPEAKERS: Michael Burke, Alan Siegel

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Joe, Mills, Hills, Antenore, Martin

ABSENT: Lowenberg

MOTION No.: 14424

16. 97.306C (M. LI)

601 DUBOCE AVENUE, south side between Castro Street and Noe Street; Lot 1 in Assessor's Block 3539: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install six panel antennas and a base transceiver station on the roof of the existing 71-foot-high medical office building as part of a wireless communications network in an RH-3 (Residential, House, Three-Family) District and 65-D/105-E Height and Bulk District. The antennas and base transceiver station are part of a wireless communications network operated by Sprint Spectrum. The antennas would be mounted on the sides of the existing 17-foot-high rooftop penthouse. Each panel antenna measures approximately five feet high by eight inches wide. The tops of the antennas would be approximately 89 feet above sidewalk grade. The base transceiver station, which measures approximately five feet high by 13 feet wide by six feet deep, would also be located on the roof.

SPEAKERS: Sandra Gonzalez, Margie Marks, Heinz A. Lump, Selma Cohen,herine Van Den Toorn, Ana Young, Borodulin

1. ACTION: Motion to continue for one month

AYES: Antenore, Martin

NOES: Chinchilla, Joe, Hills, Mills

ABSENT: Lowenberg

2. ACTION: Approved with conditions as drafted

AYES: Chinchilla, Joe, Mills, Hills

NOES: Antenore, Martin

ABSENT: Lowenberg

MOTION No.: 14425

17. 97.307C

(M. LI)

1501 LINCOLN WAY, southwest corner at 16th Avenue; Lot 1 in Assessor's Block 1734: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install six panel antennas on the exterior walls and a base transceiver station in the basement of the existing 81-foot-high apartment building as part of a wireless communications network in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless communications network operated by Sprint Spectrum. The antennas would be flush-mounted against the exterior walls at the roofline and painted to match the existing building. Each panel antenna measures approximately five feet high by eight inches wide. The tops of the antennas would be approximately 81 feet above sidewalk grade. The base transceiver station, which measures approximately five feet high by 14 feet wide by three feet deep, would be located in the basement of the building.

SPEAKERS: W.S. Weinrichter, Margie Marks, Larry W. Jones, Heinz Lump

ACTION: Public hearing closed. Continued to 8/7/97 to allow for tenant notification

AYES: Antenore, Chinchilla, Joe, Martin, Mills, Hills

ABSENT: Lowenberg

18. 97.323C

(PEPPER)

874-880 HARRISON STREET, northwest side between 4th and 5th Streets; Lot 95 in Assessor's Block 3752: -- Request for Conditional Use authorization under Section 815.73 of the Planning Code to install three antennas and one base transceiver station on the roof of the existing three-story commercial building as part of a wireless communication network in the RSD (Residential/Service Mixed Use) District and 40-X/85-B Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 39 feet in height. The antennas measure approximately five feet high by eight inches wide. The antennas would be mounted on a pole inside a cover designed to look like a chimney. The tops of the antennas would be approximately 47 feet above sidewalk grade. The base transceiver station would be approximately 16 feet wide by seven feet deep and would also be on the roof.

SPEAKERS: Giselle Quezada, Margie Marks, Hines Lump

1. ACTION: Public hearing closed. Approve with conditions. Motion failed to carry.

AYES: Antenore, Joe, Martin

NOES: Chinchilla, Mills, Hills

ABSENT: Lowenberg

2. ACTION: Continued to 8/7/97 to allow further tenant notification

AYES: Antenore, Joe, Martin, Hills

NOES: Chinchilla, Mills

ABSENT: Lowenberg

19. 96.756E (WONG)
394 TOWNSEND STREET, 60 LIVE/WORK UNITS: North side at 5th Street, Lot 17 in Assessor's Block 3786. Appeal of Preliminary Negative Declaration. Proposed subdivision of an existing lot into three lots, removal of existing mini-storage containers, and new construction of three buildings, each containing 20 live/work units for a project total of 60 units. Each structure would be three stories, including mezzanines, and each would contain 20 off-street parking spaces.
(Continued from Regular Meeting of June 19, 1997)

SPEAKERS: Arthur Coon, James Randolph, Sue Hestor, Judy West, Dick Millet

ACTION: Negative Declaration Upheld

AYES: Joe, Martin, Chinchilla, Mills, Hills

NOES: Antenore

ABSENT: Lowenberg

AT APPROXIMATELY 4:00 P.M. THE PLANNING COMMISSION WILL CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

20. 96,756D (BANALES)
394 TOWNSEND STREET, south side between 4th and 5th Streets, Lot 017 in Assessor's Block 3786 - Request for Discretionary Review of Building Permit Application Nos. 9701903, 9701904, and 9701905, proposing to construct three 20-unit live/work buildings (approximately 55 feet in height) on a vacant lot in an SSO (Service/Secondary, Office) District.

SPEAKERS: Sue Hestor, Judy West

ACTION: Public hearing closed. Motion to approve failed to carry by a tie vote of +3 -3 with Commissioner Lowenberg absent. Continued to 8/14/97 for full Commission participation.

AYES: Antenore, Chinchilla, Hills, Joe, Martin, Mills

ABSENT: Lowenberg

21. 97.317D (ANDRADE)
239 VALLEY STREET, south side between Church and Sanchez Streets, Lot 022 in Assessor's block 6619 - Request for Discretionary Review of Building Permit Application No. 9622290, proposing to demolish the existing one-family house and replace it with a two-family, three-story dwelling with a two-car garage in an RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of July 10, 1997)

Note: On 6/5/97, following testimony, the Commission closed public hearing and continued this matter to July 10, 1997. On 7/10/97, the Commission continued this matter to 7/17/97 to allow a site visit by Department staff and two Commissioners.

SPEAKERS: None

ACTION: Approved with conditions and modifications: - Realign windows, shorten height and length, realign light well, establish a community liaison who is also available during evening hours of operation, provide valet parking for at least 50 cars, provide a security service to ensure that patrons do not

create disturbances entering or leaving the restaurant, require that noise be contained within the establishment to address possible negative impacets from amplified music.

AYES: Antenore, Joe, Martin, Chinchilla, Mills, Hills

ABSENT: Lowenberg

22. 97.226D

(ARCE)

2959 - 21ST AVENUE, west side between Sloat Boulevard and Ocean Avenue, Lot 004A in Assessor's Block 7205 - Request for Discretionary Review of Building Permit Application No. 9701592, proposing to add a new floor to the existing one-story over-basement single-family dwelling and the construction of interior partitions to create one social room, a laundry room, two bathrooms and one guest room in the basement area in an RH-1(D) (House, One-Family, Detached) District.

(Continued from Regular Meeting of June 12, 1997)

NOTE: On 6/12/97, following testimony, the Commission closed public hearing and continued this matter to 7/17/97.

SPEAKERS: None

ACTION: Public hearing remains closed. Continued to 8/14/97

AYES: Antenore, Chinchilla, Hills, Joe, Martin, Mills

ABSENT: Lowenberg

Adjournment: 7:10 p.m

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, AUGUST 7, 1997

ACTION: Approved as drafted

AYES: Lowenberg, Chinchilla, Mills, Hills, Joe, Antenore

ABSENT: Martin

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, Planning Commission, at (415) 558-6414.

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**MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY
JULY 24, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

DOCUMENTS DEPT.

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PRESENT: Commissioners Antenore, Chinchilla, Hills, Joe, Mills
ABSENT: Commissioners Lowenberg, Martin

THE MEETING WAS CALLED BY VICE PRESIDENT CHINCHILLA AT 1:35 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Paul Maltzer, Hillary Gitelman, Steven Shotland, Julian Banales, Linda Avery - Commission Secretary.

A. ITEMS TO BE CONTINUED

1. 97.337C (PEPPER)
1330 POLK STREET, northeast corner at Austin Street; Lot 6 in Assessor's Block 668: -- Request for Conditional Use authorization under Section 723.42 of the Planning Code to allow a full service restaurant (defined by Section 790.92 of the Planning Code) in the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District.
(Proposed for continuance to August 7, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Hills, Joe, Mills

ABSENT: Lowenberg, Martin

2. 97.214C (OMOKARO)
1 TAPIA DRIVE, north west corner of 19th and Holloway Avenues; Lot 005, Assessor's Block 7299 -- Request for conditional use authorization under Section 234.2(a) of the Planning Code to install a total of 3 antennas on the penthouse and one base transceiver station located inside the penthouse as part of wireless communication network in a P (Public Use) District, in the Lakeshore Neighborhood

and 40-X Height and Bulk Districts.

(Proposed for continuance to August 21, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Hills, Joe, Mills

ABSENT: Lowenberg, Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: Ramona Albright: Thanks Paul Maltzer, Jim Miller, Bob Passmore, and Gerald Green for extraordinary services

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of adoption: Draft minutes from 7/10/97.

ACTION: Approved

AYES: Antenore, Chinchilla, Hills, Joe, Mills

ABSENT: Lowenberg, Martin

D. DIRECTOR'S REPORT

4. DIRECTOR'S ANNOUNCEMENTS

- Appeal of 25th and Clipper at BOS: building on 25th Street to be lowered.

5. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

None

E. REGULAR CALENDAR

6. 96.544E (MALTZER)
SUTRO TOWER DIGITAL TELEVISION, Public hearing on the Draft Environmental Impact Report (EIR). Sutro Tower, on top of Mount Sutro; Assessor's Block/Lot: 2724/3. Proposed addition of a new 125-foot-long beam, with digital television antennas attached, to Sutro Tower. The existing Sutro Tower reaches a maximum height of about 975 feet. The proposed new

beam and antennas would be attached to the tower between the north and south legs, on the east face, at a height ranging from about 630 feet to 755 feet about ground. The project is proposed in response to a Federal Communications Commission mandate that commercial television broadcast stations shift to Digital Television signal transmission as the next generation of technology for television broadcasting.

NOTE: Written comments on the Draft EIR will be received at the Planning Department until 5:00 p.m., ~~on August 11, 1997~~ to **September 10, 1997**.

SPEAKERS: Mauren Bennett, Patricia Vaughey, Christine Linnenbach, Ramona Albright, Nancy Hogan, Doris Linnenbach, Robert McCarthy, Deborah Stein

ACTION: Public hearing closed. Vice President Chinchilla extended the submission of written comments as showed

AYES: Antenore, Chinchilla, Hills, Joe, Mills

ABSENT: Lowenberg, Martin

7. 96.332M (SHOTLAND)
Consideration of a Resolution adopting an Amendment to Map 4, the "Citywide Recreation & Open Space Plan," of the Recreation and Open Space Element of the General Plan, which would:

1. Designate the following site as "Proposed Public Open Space, Acquire for or Convert to Public Open Space":
 - Site at north west corner of Turk & Hyde Streets [Lot 3 in Assessor's Block 336], and
2. De-designate the following site from the category "Proposed Public Open Space, Acquire for or Convert to Public Open Space":
 - Site at north east corner of Turk & Hyde Streets [Lot 21 in Assessor's Block 337]

SPEAKERS: None

ACTION: Approved with modifications to findings that address the Commission concerns about supervision and maintenance of this proposed park.

AYES: Antenore, Chinchilla, Hills, Joe, Mills

ABSENT: Lowenberg, Martin

RESOLUTION No.: 14427

8. 96.332R (SHOTLAND)
General Plan Referral on City acquisition of 201 Hyde Street, located at the north west corner of Turk and Hyde Street [AB 336, lot 3], as public open space.

SPEAKERS: None

ACTION: Approved

AYES: Antenore, Chinchilla, Hills, Joe, Mills

ABSENT: Lowenberg, Martin
RESOLUTION No.: 14428

9. 97.351M (SHOTLAND)
Consideration of a Resolution adopting an Amendment to Map 4, the "Citywide Recreation & Open Space Plan," of the Recreation and Open Space Element of the General Plan to:

1. Designate the following site as "Proposed Public Open Space, Acquire for or Convert to Public Open Space":
 - Twenty Third & Treat Street site
Lots 5, 5A in Assessor's Block 3639

SPEAKERS: None

ACTION: Approved

AYES: Antenore, Chinchilla, Hills, Joe, Mills

ABSENT: Lowenberg, Martin

RESOLUTION No.: 14429

10. 97.351R (SHOTLAND)
General Plan Referral on proposed acquisition of a site located at 23rd & Treat Street [Lots 5, 5A in Assessor's Block 3639] as public open space.

SPEAKERS: None

ACTION: Approved with modifications to findings that address the Commission concerns about supervision and maintenance of this proposed park.

AYES: Antenore, Chinchilla, Hills, Joe, Mills

ABSENT: Lowenberg, Martin

RESOLUTION No.: 14430

11. 97.263C (PUTRA)
220 DOLORES STREET, west side between 15th and 16th Streets, Lot 03A in Assessor's Block 3557: Request for Conditional Use authorization to license the existing ten-guest room group housing or residential facility as a Residential Care Facility for the Chronically III for people with HIV or AIDS for a period of 24 hours or more per Section 209.3(c) of the Planning Code, in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
NOTE: On 7/17/97, following testimony, the Commission closed public hearing and continued this matter to 7/24/97 for staff confirmation of fire code compliance.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Hills, Joe, Mills

ABSENT: Lowenberg, Martin

MOTION No.: 14431

12. 97.327C (ANDRADE)
724 PACIFIC AVENUE, north side between Stockton and Grant Streets, Lots 41/91 in Assessor's Block 161: Request for Conditional Use Authorization to modify conditions of Motion No. 14301 to allow attendant public parking for up to 45 cars weekdays, 47 cars evenings and weekends, to an existing public garage, as required by Planning Code Section 303(e) in a Chinatown Residential Neighborhood Commercial District and a 65-N Height and Bulk District.

(Continued from Regular Meeting of July 10, 1997)

SPEAKERS: Alice Barkley, Chee Yee

ACTION: Continued to 8/14/97

AYES: Antenore, Chinchilla, Hills, Joe, Mills

ABSENT: Lowenberg, Martin

13. 97.354C (PEPPER)
1155 JUNIPERO SERRA BOULEVARD, northeast corner at 19th Avenue; Lot 25 in Assessor's Block 7080: -- Request for Conditional Use authorization under Section 710.81 of the Planning Code to allow a Large Institution (defined by Section 790.50 of the Planning Code) in an NC-1 (Neighborhood Commercial Cluster) District and a 26-X Height and Bulk District.

SPEAKERS: Glenn Mettle

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Hills, Joe, Mills

ABSENT: Lowenberg, Martin

MOTION No.: 14432

14. 97.365C (BANALES)
401 COLUMBUS AVENUE, north side of Vallejo Street between Columbus Avenue and Stockton Street; Lot 26 in Assessor's Block 131 -- Request for Conditional Use authorization to establish a full-service restaurant as defined by Planning Code Section 790.92 in the North Beach Neighborhood Commercial District and 40-X Height and Bulk District, pursuant to Planning Code Section 722.42.

SPEAKERS: Walter Pastore

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Hills, Joe, Mills

ABSENT: Lowenberg, Martin

MOTION No.: 14433

15. 97.366C (BANALES)
2312 MARKET STREET, north side between Castro and Noe Streets; Lot 1 in Assessor's Block 3562 -- Request for Conditional Use authorization to establish a small self-service restaurant as defined by Planning Code Section 790.91 in the Upper Market Neighborhood Commercial District and 40-X

Height and Bulk District, pursuant to Planning Code Section 721.44.

SPEAKERS: Mark Epstein, Robert Raaf, Leo Solomon, Kenneth E. Betts, Ahmad Mobaze

ACTION: Approved as modified to type of food limit to Arabic cuisine

AYES: Antenore, Chinchilla, Hills, Joe, Mills

ABSENT: Lowenberg, Martin

MOTION No.: 14434

16a. 97.196CV (MILLER)

2690 OCEAN AVENUE, northeast corner at 19th Avenue, Lot 14 in Assessor's Block 7220 -- Request for authorization of a CONDITIONAL USE for the enlargement of a RELIGIOUS FACILITY (Christ Unity Church), also requiring a Variance of the rear-yard standards of the City Planning Code, in an RH-1(D) (House, One-Family Detached Dwellings) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of July 17, 1997)

SPEAKERS: Joyce Ricusen, Al Ernesto, Lillian Richardson, Arlis Jerome

ACTION: Approved as modified: to condition No. 6, add to end of sentence: "...and the abutting alley easement."

AYES: Antenore, Chinchilla, Hills, Joe, Mills

ABSENT: Lowenberg, Martin

MOTION No.: 14435

16b. 97.196CV (MILLER)

2690 OCEAN AVENUE, northeast corner at 19th Avenue, Lot 14 in Assessor's Block 7220 -- Consideration by the Zoning Administrator of a request for a Variance of the rear-yard and off-street parking standards of the City Planning Code in conjunction with a request for an authorization by the Planning Commission of a Conditional Use for the expansion of a religious facility (Christ Unity Church) in an RH-1 (D) (House, One-Family Detached Dwellings) District.

(Continued from Regular Meeting of July 17, 1997)

Zoning Administrator has closed public hearing and has taken matter under advisement

AT APPROXIMATELY 4:30 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

17. 97.390D (LIGHT)

517 WASHINGTON STREET, south side between Sansome and Montgomery Streets, Lot 036 in Assessor's Block 0207 - Request for Discretionary Review of Building Permit Application No. 9521089, proposing demolition of an existing three-story unreinforced masonry building and developing the vacant lot as an extension to the existing Transamerica Redwood Park and Mark Twain Alley until a permanent alternative use is established in an C-3-O (Downtown Office) District.

SPEAKERS: None

ACTION: Without hearing continued to 8/14/97

AYES: Antenore, Chinchilla, Hills, Joe, Mills

ABSENT: Lowenberg, Martin

18. 97.387D (BANALES)

912-916 CORBETT AVENUE, west side between Hopkins Avenue and Golding Alley, Lot 007 in Assessor's Block 2799 - Request for Discretionary Review of Building Permit Application Nos. 9705099 and 9705100, proposing to demolish the existing single-family dwelling and construct a new three-unit building in an RM-1 (Mixed, Low Density) District.

SPEAKERS: Vickie Schoen, Ramona Albright, Joe Lehmon, Shelly Nelson, Michael Quinn, Mary Jane Joyce, Jack Woolly, Loretta Anderson, Dick Polley, David Henderson

ACTION: Approved as modified by elimination of roof decks and requiring sponsor to replace trees and for one at rear of structure

AYES: Antenore, Chinchilla, Hills, Joe, Mills

ABSENT: Lowenberg, Martin

Adjournment: 5:18 p.m.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, AUGUST 7, 1997

ACTION: Approved as corrected: change "RESOLUTION to MOTION" for items #11, 13, 14, 15 & 16

AYES: Lowenberg, Chinchilla, Mills, Hills, Joe, Antenore

ABSENT: Martin

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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ADDENDUM

MINUTES

OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 24, 1997

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

A. REGULAR CALENDAR

96.643E

(McCormick)

246-250 Front Street, southeast corner at Sacramento Street, Lot 18 in Assessor's Block 236. Public Hearing on Draft Environmental Impact Report. Construct a five and seven story 105 foot tall mixed use retail and office structure on a 12,600 square foot site containing approximately 92,700 gross square feet of floor area including about 49,150 of office space, 24,200 square feet of retail space, (with an optional plan for 61,650 square feet of office space and 11,700 square feet of retail space), fifteen off-street parking spaces and two service vehicle loading spaces following demolition of two-story Category IV retail and office buildings and a former parking lot in the Front-California Conservation District.

NOTE: Written comments on the draft EIR will be received at the Planning Department until 5:00 p.m. on July 24, 1997.

ACTION: Public hearing closed

MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
AUGUST 7, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

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PRESENT: Commissioners Susan Lowenberg - President, Hector Chinchilla - Vice-President, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills
ABSENT: Commissioner Dennis Antenore

THE MEETING WAS CALLED BY PRESIDENT LOWENBERG AT 1:40 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Jana Beatty, Kelly Pepper, Paul Maltzer, Lou Andrade, Hillary Gitelman, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 97.329C (OMOKARO)
1200 GOUGH STREET, southeast corner of Geary Boulevard; Lot 171 and 35 in Assessor's Block 713 -- Request for Conditional Use authorization under Section 303 of the Planning Code to install a total of 12 panel antennas on the existing mechanical penthouse and an equipment shelter inside the existing penthouse as part of a wireless communications network in an RM-4 (Residential, Mixed Districts, High Density) District and a 240-E Height and Bulk District.
(Proposed for Continuance to ~~October 2~~, October 9, 1997)

SPEAKERS: None

ACTION: Continued as amended

AYES: Lowenberg, Hills, Mills, Joe, Martin, Chinchilla

ABSENT: Antenore

2. 97.435C (PEPPER)
2157-2159 LOMBARD STREET, south side between Fillmore and Steiner Streets; Lot 29 in Assessor's Block 510: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install six antennas on the facade and one base transceiver station on the roof of the existing three-story building as part of a wireless communication network in an

NC-3 (Moderate Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 40 feet in height. The antennas measure approximately five feet high by eight inches wide. The antennas would be mounted on the facade of the building, and the tops of the antennas would be flush with the top of the parapet, which is approximately 40 feet above sidewalk grade. The base transceiver station measures approximately 14 feet wide by 12 feet deep and would be on the intermediate-level roof.

(Proposed for Continuance to August 28, 1997)

SPEAKERS: None

ACTION: Continued as indicated

AYES: Lowenberg, Hills, Mills, Joe, Martin, Chinchilla

ABSENT: Antenore

3. 96.717C (PEPPER)

1399 - 19TH AVENUE, northwest corner at Judah Street; Lot 21 in Assessor's Block 1774 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of three antennas mounted within a replaced cross at the top of an existing bell tower and a base transceiver station inside the existing Calvary United Methodist Church building as part of a wireless communication network in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing bell tower is approximately 49 feet in height, and the existing cross is approximately 57 feet in height. Each antenna measures approximately five feet high by eight inches wide by one inch deep. The existing cross would be replaced by a new cross of similar size and appearance and the antennas would be mounted inside the new cross. The tops of the antennas would be approximately 57 feet above sidewalk grade. The base transceiver station, which requires an area approximately 18 feet wide by seven feet deep, would be located in the building.

NOTE: On 2/6/97, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +6 -0.

(Continued from Regular Meeting of July 17, 1997)

(Proposed for Continuance to August 21, 1997)

SPEAKERS: None

ACTION: Continued as indicated

AYES: Lowenberg, Hills, Mills, Joe, Martin, Chinchilla

ABSENT: Antenore

4. 97.388C (LI)
400-416 2ND STREET, southwest corner at Harrison Street; Lot 1 in Assessor's Block

3763: -- Request for Conditional Use authorization under Section 818.73 of the Planning Code to install four whip antennas on the corners and a base transceiver station on the roof of the existing 65-foot-high office building as part of a wireless communications network in an SSO (Service/Secondary Office) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless communications network operated by Cellular One. The antennas would be fastened into brackets (two antennas per bracket) on the corners of the building and painted to match the existing building. Each antenna measures approximately one foot six inches high by one and one-half inches in diameter. The overall height of the antenna installations would be approximately four feet, and the tops of the upper antennas would be approximately 33 feet above sidewalk grade. The base transceiver station, which measures approximately eight feet high by four feet wide by two feet deep, would be located on the roof of the building.

(Proposed for Continuance to August 21, 1997)

SPEAKERS: None

ACTION: Continued as indicated

AYES: Lowenberg, Hills, Mills, Joe, Martin, Chinchilla

ABSENT: Antenore

5. 97.389C (LI)

301 5TH STREET, southeast corner at Folsom Street; Lot 81 in Assessor's Block

3752: -- Request for Conditional Use authorization under Section 815.73 of the Planning Code to install two whip antennas on the corner and a base transceiver station on the roof of the existing 25-foot-high office/retail building as part of a wireless communications network in an RSD (Residential Service) District and a 40-X/85-B Height and Bulk District. The antennas and base transceiver station are part of a wireless communications network operated by Cellular One. The antennas would be fastened into a bracket on the corner of the building and painted to match the existing building. Each antenna measures approximately one foot six inches high by one and one-half inches in diameter. The overall height of the antenna installation would be approximately four feet, and the top of the upper antenna would be approximately 25 feet above sidewalk grade. The base transceiver station, which measures approximately five feet high by five feet wide by two feet deep, would be located on the roof of the building.

(Proposed for Continuance to August 21, 1997)

SPEAKERS: None

ACTION: Continued as indicated

AYES: Lowenberg, Hills, Mills, Joe, Martin, Chinchilla

ABSENT: Antenore

6. (LINDSAY)

HUNTER'S POINT SHIPYARD REUSE PLAN:

- A. Informational presentation by Planning Department and Redevelopment Agency staff on Hunter's Point Shipyard Redevelopment Plan and the

current status of the Area Plan for the Shipyard.

- B. Consideration of a motion to endorse the Design for Development for Hunters Point Shipyard, a document to implement the recommended physical development goals of the Redevelopment Plan.

(Continued from Regular Meeting of July 10, 1997)

Copies of the Hunter's Point Shipyard Area Plan - Draft Proposal for Adoption, and the Redevelopment Agency's Redevelopment Plan and Design for Development are available free of charge at the Planning Department, 1660 Mission Street, 5th Floor reception.

(Proposed for Continuance to August 28, 1997)

SPEAKERS: None

ACTION: Continued as indicated

AYES: Lowenberg, Hills, Mills, Joe, Martin, Chinchilla

ABSENT: Antenore

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS:

- Beth Abrams
re: Recycled Groundwater EIR
- Patricia Vaughey
re: Boston Market
- Jan Bollafi
re: Code Enforcement Boston Market
- Amy Quirk
re: Crosstown Sewer Tunnel/Recycled Groundwater EIR
- Ronald Montaro
Recycled Groundwater EIR
- Paul Hessinger
re: Recycled Groundwater EIR

C. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of adoption: Draft minutes from 7/17/97 and 7/24/97.

ACTION: 7/17/97 approved as drafted

AYES: Lowenberg, Hills, Mills, Joe, Martin, Chinchilla

ABSENT: Antenore

ACTION: 7/24/97 approved as corrected: Change "RESOLUTION to MOTION"
for items #11, 13, 14, 15 & 16

AYES: Lowenberg, Hills, Mills, Joe, Martin, Chinchilla

ABSENT: Antenore

D. DIRECTOR'S REPORT

8. (PASSMORE)

2210 CLAY STREET, Report on first year of Residential Care Facility
Operation by Progress Foundation.

(Continued from Regular Meeting of July 17, 1997)

SPEAKERS: None

ACTION: None. Status report only.

9. DIRECTOR'S ANNOUNCEMENTS

Lowenberg: When can CPC look at budget and work program in September

10. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF
SUPERVISORS (PASSMORE)

Reclassification for 2011 Bayshore has been approved at Board Committee and
forwarded to full Board.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

11. 96.319CV (ANDRADE)

2548 CALIFORNIA STREET, north side between Pierce and Steiner Streets,
Lot 9 in Assessor's Block 634, in the Upper Fillmore Neighborhood
Commercial (NC) District and 50-X Height and Bulk Designation: Request for
Conditional Use Authorization to demolish and replace the rear portion of an
existing, two-family building. Project would retain the existing front portion of
the building, establish a new retail use on the ground floor, and relocate two
dwelling units to the upper floors of the rebuilt portion of the building and
above a rebuilt detached garage.

NOTE: On March 27, 1997, following testimony, the Commission closed
public hearing and entertained a motion for approval. The motion failed
to carry by a vote of +3 -4, with Commissioners Antenore, Chinchilla,
Lowenberg, and Martin voting against. This action resulted in an intent
to disapprove. Findings and final language are scheduled to come
before the Commission on 4/3/97.

(Continued from Regular Meeting of June 12, 1997)

SPEAKERS: Ed Small, Karen Pearson, Bob Demaro, James Scott, Grace Perkins, Charles Bush, Courtney Clarkson, Virgina Lee, Patricia Vaughey, Karen Gleason, Laura Cheng, Baldomero Galvan

ACTION: Motion to resend disapproved

AYES: Lowenberg, Hills, Mills, Joe, Chinchilla

NOES: Martin

ABSENT: Antenore

ACTION: Intent to approve with conditions. Final Language 8/14/97

AYES: Lowenberg, Hills, Mills, Joe, Chinchilla

NOES: Martin

ABSENT: Antenore

12. 97.258C (BEATTY)
939 CLEMENT STREET, Lots 044 and 045 in Assessor's Block 1442, south side between 10th and 11th Avenues -- Request for Conditional Use Authorization under Section 186.1b of the Planning Code to add live music and dancing, defined as 'Other Entertainment' in Section 790.38 of the Planning Code, to an existing full service restaurant and bar in the Inner Clement Neighborhood Commercial District. (Continued from Regular Meeting of July 17, 1997)
Note: On 7/17/97, following testimony the Commission closed public hearing and passed a motion of intent to approve with conditions by a vote of +6-0 with Commissioner Lowenberg absent.

SPEAKERS: David Cincotta

ACTION: Approved with conditions as modified: Extend hour that live music is allowed Monday-Thursday. to 11 p.m.; Friday & Saturday to 1:30 p.m. , including Sundays when Monday is a holiday.

AYES: Chinchilla, Mills, Hills, Martin

NOES: Joe

EXCUSED: Lowenberg

ABSENT: Antenore

MOTION No.: 14436

F. REGULAR CALENDAR

13. (RIVASPLATA/GHOSH)
EMERGENCY TDM HANDBOOK, Informational Only.

SPEAKERS: None

ACTION: Without hearing, continued to 8/14/97

AYES: Lowenberg, Hills, Mills, Joe, Martin, Chinchilla

ABSENT: Antenore

14. 92.371E (MALTZER)
RECYCLED WATER AND GROUNDWATER MASTER PLANS - CERTIFICATION

OF FINAL ENVIRONMENTAL IMPACT REPORT, The project analyzed in the EIR consist of two separate citywide water use plans: a Recycled Water Master Plan, and a Groundwater Master Plan. Each Plan includes some program, or policy level proposals regarding use of recycled water and groundwater, respectively, as well as some project specific construction proposals related to water treatment, storage, distribution and use. The construction proposals include a tertiary treatment plan adjacent to the Oceanside Water Pollution Control Plan and San Francisco Zoo, storage reservoirs at Lincoln High School and McLaren Park, groundwater extraction wells in Golden Gate Park and the Sunset District, pump stations, transmission lines and a distribution system. The project is proposed by the San Francisco Public Utilities Commission.

Note: The public comment period on this EIR was closed on January 9, 1997.

SPEAKERS: None

ACTION: Approved

AYES: Lowenberg, Hills, Mills, Joe, Martin, Chinchilla

ABSENT: Antenore

MOTION No.: 14437

15a. 97.330CV

(WANG)

1235 FELL STREET (The New Antioch Baptist Church), south side between Broderick and Divisadero Streets; Lot 12 in Assessor's Block 1215 -- Request for a Conditional Use authorization to construct a multi-purpose room on the second floor, at the rear of the existing two-story, church building (as defined by Section 790.50 of the Planning Code) as required by Planning Code Section 711.81 within the NC-2 (Small-Scale Neighborhood Commercial) District and a 65-A Height and Bulk District.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Lowenberg, Hills, Mills, Joe, Martin, Chinchilla

ABSENT: Antenore

MOTION No.: 14438

15b. 97.3360CV

(WANG)

1235 FELL STREET, (The New Antioch Baptist Church), south side between Broderick and Divisadero Street; lot 2 in Assessor's Block 1215 in an NC-2 (Small-Scale Neighborhood Commercial) District and a 65-A Height and Bulk District. **REAR YARD VARIANCE SOUGHT:** Subject to Conditional Use authorization by the Planning Commission, the proposal is to allow construction of a multi-purpose room of 2,229 square feet in area on the second floor, at the rear of the existing two-story, church building.

Zoning Administrator closed public hearing and has taken the matter under advisement.

16. 97.337C

(PEPPER)

1330 POLK STREET, northeast corner at Austin Street; Lot 6 in Assessor's

Block 668: -- Request for Conditional Use authorization under Section 723.42 of the Planning Code to allow a full service restaurant (defined by Section 790.92 of the Planning Code) in the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District.

(Continued from Regular Meeting of July 24, 1997)

SPEAKERS: Marvin Warren, Kay Chows, Christensen Vaughan, David Ramirez, Glen Hodge, Jossie Lazo, Sandra Beckie, Will Welch, Patricia O'Neil.

ACTION: Public hearing closed. Intent to approve with conditions. Final language 8/7/97

AYES: Lowenberg, Hills, Mills, Joe, Chinchilla, Martin

ABSENT: Antenore

17. 97.307C (M. LI)

1501 L LINCOLN WAY, southwest corner at 16th Avenue; Lot 1 in Assessor's Block 1734: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install six panel antennas on the exterior walls and a base transceiver station in the basement of the existing 81-foot-high apartment building as part of a wireless communications network in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless communications network operated by Sprint Spectrum. The antennas would be flush-mounted against the exterior walls at the roofline and painted to match the existing building. Each panel antenna measures approximately five feet high by eight inches wide. The tops of the antennas would be approximately 81 feet above sidewalk grade. The base transceiver station, which measures approximately five feet high by 14 feet wide by three feet deep, would be located in the basement of the building.

(Continued from Regular Meeting of July 17, 1997)

Note: On 7/17/97, following testimony, the Commission closed public hearing and continued to 8/7/97 to allow for further tenant notification.

SPEAKERS: Hines Lum

ACTION: Approved with conditions as modified: moved antennas from parapet to penthouse

AYES: Hills, Mills, Joe, Chinchilla

NOES: Martin

ABSENT: Antenore, Lowenberg

MOTION No.: 14439

18. 97.323C (PEPPER)

874-880 HARRISON STREET, northwest side between 4th and 5th Streets; Lot 95 in Assessor's Block 3752: -- Request for Conditional Use authorization under Section 815.73 of the Planning Code to install three antennas and one base transceiver station on the roof of the existing three-story commercial building as part of a wireless communication network in the RSD (Residential/Service Mixed Use) District and 40-X/85-B Height and Bulk District. The antennas and base transceiver station are part of

a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 39 feet in height. The antennas measure approximately five feet high by eight inches wide. The antennas would be mounted on a pole inside a cover designed to look like a chimney. The tops of the antennas would be approximately 47 feet above sidewalk grade. The base transceiver station would be approximately 16 feet wide by seven feet deep and would also be on the roof.

(Continued from Regular Meeting of July 17, 1997)

Note: On 7/17/97, following testimony, the Commission closed public hearing and continued to 8/7/97 to allow for further tenant notification.

SPEAKERS: Hines Lum

ACTION: Approved with conditions as drafted

AYES: Hills, Mills, Joe, Chinchilla

NOES: Martin

ABSENT: Antenore, Lowenberg

MOTION No.: 14440

19. 97.377C (ZWIERZYCKI)
1015-1019 OCEAN AVENUE, south side between Lee and Harold Avenues, Lot 41 in Assessor's Block 6945 -- Request for Conditional Use authorization under Section 711.83 of the Planning Code to install a total of three panel antennas onto the top corners of an existing stair tower above a ground floor commercial establishment and adjacent to upper level apartments, in addition to one base transceiver station inside the commercial space, as part of a wireless communication network in an NC-2 (Neighborhood Commercial, Small-Scale) District and a 40-X Height and Bulk District.

SPEAKERS: Giselle Quezada

ACTION: Approved with conditions as drafted.

AYES: Hills, Mills, Joe, Chinchilla

NOES: Martin

ABSENT: Antenore, Lowenberg

MOTION No.: 14441

20. 97.343D (ANDRADE)
231 SCOTT STREET, west side between Haight and Page Streets, Lot 005 in Assessor's Block 1238 - Request for Discretionary Review of Building Permit Application No. 9705028, proposing to demolish the existing building and replace it with a three-unit building in an RH-3 (House, Three-Family) District.
(Continued from Regular Meeting of July 10, 1997)

SPEAKERS: None

ACTION: Without hearing, continued to 8/14/97

AYES: Lowenberg, Martin, Hills, Mills, Joe, Chinchilla

ABSENT: Antenore

Adjournment

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING

OF THE PLANNING COMMISSION ON THURSDAY, AUGUST 21, 1997.

ACTION: Approved as drafted

AYES: Lowenberg, Mills, Joe, Martin, Chinchilla, Antenore, Hills

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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CORRECTION

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
AUGUST 7, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

F. REGULAR CALENDAR

- 15b. 97.3360CV (WANG)
1235 FELL STREET, (The New Antioch Baptist Church), south side between Broderick and Divisadero Street; lot 2 in Assessor's Block 1215 in an NC-2 (Small-Scale Neighborhood Commercial) District and a 65-A Height and Bulk District. REAR YARD VARIANCE SOUGHT: Subject to Conditional Use authorization by the Planning Commission, the proposal is to allow construction of a multi-purpose room of 2,229 square feet in area on the second floor, at the rear of the existing two-story, church building.

**MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY
AUGUST 14, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
3:00 P.M.**

NOTE START TIME

DOCUMENTS DEPT.

MAR 26 1998

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PRESENT: Commissioners Susan Lowenberg - President, Hector Chinchilla - Vice-President, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 3:10 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Charles Rivasplata, Tom Wang, Gene Coleman, Andrea Green, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 97.177ETZ: (MILLER)
2011 BAYSHORE BOULEVARD, south and west of Hester Avenue, Lots 3, 10 and 11 in Assessor's Block 5054A -- Proposed RECLASSIFICATION OF PROPERTY from an NC-S (Neighborhood Commercial Shopping Center District) to the Bayshore-Hester Special Use District.
(Continued from Regular Meeting of July 10, 1977)
(Proposed for Continuance to September 11, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Lowenberg, Chinchilla, Mills, Joe, Hills, Martin, Antenore

2. 97.327C (ANDRADE)
724 PACIFIC AVENUE, north side between Stockton and Grant Streets, Lots 41/91 in Assessor's Block 161: Request for Conditional Use Authorization to modify conditions of Motion No. 14301 to allow attendant public parking for up to 45 cars weekdays, 47

cars evenings and weekends, to an existing public garage, as required by Planning Code Section 303(e) in a Chinatown Residential Neighborhood Commercial District and a 65-N Height and Bulk District.

(Continued from Regular Meeting of July 24, 1997)

(Proposed for continuance to August 28, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Lowenberg, Chinchilla, Mills, Joe, Hills, Martin, Antenore

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: 1. Mary Ann Miller

re: Shriner's Hospital Site Rehabilitation

2. Jake McGoldrich

re:- City Inspector in DBI De-facto demolition.

- Public Notices.

Lowenberg requested staff to review and report back last week in August.

3. Barbara Underberg

re: Lack of Notice of Design Review Board (Bernal Heights)

4. Terry Milne

re: Policy & Procedures of Planning Department - Notice to Bernal Design Review Board

5. Judy West

re: NSR disclosed to buyer or tenants of live/work units

C. COMMISSIONERS' QUESTIONS AND MATTERS

Antenore: Policy on Giants Stadium/ department staff will report back on 8/21

D. DIRECTOR'S REPORT

3. DIRECTOR'S ANNOUNCEMENTS

- Sunset Clause of Fees - forwarded to full Board of Supervisors

- Landmarks Board will consider potential nomination of Shriner's Hospital Site.

4. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

BOA:- former DR case at 182 Hartford St. -

- Columbus Street restaurant (Pizza Man) - has vacated extra site

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

5. 96.319CV (ANDRADE)
2548 CALIFORNIA STREET, north side between Pierce and Steiner Streets, Lot 9 in Assessor's Block 634, in the Upper Fillmore Neighborhood Commercial (NC) District and 50-X Height and Bulk Designation: Request for Conditional Use Authorization to demolish and replace the rear portion of an existing, two-family building. Project would retain the existing front portion of the building, establish a new retail use on the ground floor, and relocate two dwelling units to the upper floors of the rebuilt portion of the building and above a rebuilt detached garage.
NOTE: On March 27, 1997, following testimony, the Commission closed public hearing and entertained a motion for approval. The motion failed to carry by a vote of +3 -4, with Commissioners Antenore, Chinchilla, Lowenberg, and Martin voting against. This action resulted in an intent to disapprove. Findings and final language are scheduled to come before the Commission on 4/3/97.
NOTE: On August 7, 1997 the Commission reopened the hearing. Following testimony, the Commission closed public hearing and rescinded their motion of intent to disapprove. They then passed a motion of intent to approved with conditions by a vote of +5 -1 with Commissioner Martin voting no and Commissioner Antenore absent. Final language to come before the Commission on August 14, 1997.

(Continued from Regular Meeting of August 7, 1997)

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Lowenberg, Chinchilla, Mills, Hills, Martin, Joe

EXCUSED: Antenore

MOTION No.: 14442

6. 97.337C (PEPPER)
1330 POLK STREET, northeast corner at Austin Street; Lot 6 in Assessor's Block 668: -- Request for Conditional Use authorization under Section 723.42 of the Planning Code to allow a full service restaurant (defined by Section 790.92 of the Planning Code) in the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District.
NOTE: On August 7, 1997, following testimony the Commission closed public hearing and passed a motion of intent to approve with conditions by a vote +6 -0 with Commissioner Antenore absented. Final language to come before the Commission on August 14, 1997.

(Continued from Regular Meeting of August 7, 1997)

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Lowenberg, Chinchilla, Mills, Hills, Martin, Joe

EXCUSED: Antenore

MOTION No.: 14443

F. REGULAR CALENDAR

7. (RIVASPLATA/GHOSH)

EMERGENCY TDM HANDBOOK, Informational Only.

(Continued from Regular Meeting of August 7, 1997)

Meeting held. Informational Only. No action required.

8a. 97.282CV (WANG)

1714 WALLER STREET, north side between Shrader and Stanyan Streets; Lot 007 in Assessor's Block 1249 -- Request for a Conditional Use authorization under Section 209.9(f) of the Planning Code to convert an existing photographer's studio including 763 square feet in area on the ground floor and an accessory nonhabitable storage of 624 square feet in area in the basement, a Limited Commercial Nonconforming Use (LCU), to one Artist's Live/Work unit in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

SPEAKERS: Jeremy Paul, Judy West

ACTION: Approved with conditions

AYES: Lowenberg, Chinchilla, Mills, Hills, Joe, Martin, Antenore

MOTION No.: 14444

8b. 97.282CV (WANG)

1714 WALLER STREET, north side between Shrader and Stanyan Streets; Lot 007 in Assessor's Block 1249 in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. **OFF-STREET PARKING VARIANCE SOUGHT:** Subject to Conditional Use authorization by the Planning Commission, the proposal is to convert an existing photographer's studio on the ground floor to one Artist's Live/Work unit, at the existing two-story (containing three dwelling units) over ground floor commercial building.

Zoning Administrator closed public hearing and has taken the matter under advisement.

9. 96.252SE (MILLER)

65 ZIRCON PLACE, (Also known as 43 Zircon Place), proposed two-lot subdivision, Lot 39 in Assessor's Block 7537, in an RH-1 (House, One-Family) District. Public hearing requested by neighboring property owners.

SPEAKERS: None

ACTION: Approved as proposed/voice vote only - no draft motion before them.

AYES: Lowenberg, Chinchilla, Mills, Hills, Joe, Martin, Antenore

AT APPROXIMATELY 4:00 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

10. 96,756D (BANALES)
394 TOWNSEND STREET, south side between 4th and 5th Streets, Lot 017 in Assessor's Block 3786 - Request for Discretionary Review of Building Permit Application Nos. 9701903, 9701904, and 9701905, proposing to construct three 20-unit live/work buildings (approximately 55 feet in height) on a vacant lot in an SSO (Service/Secondary, Office) District.
(Continued from Regular Meeting of July 17, 1997)
Note: On July 17, 1997, following testimony, the Commission closed public hearing and entertained a motion to approve as proposed,. The motion failed to carry by a tie vote of -3 +3 with Commissioner Lowenberg absent. The matter was then continued to 8/14/97 to allow full Commission participation.

SPEAKERS: None

ACTION: Approved as proposed

AYES: Lowenberg, Chinchilla, Mills, Hills

NOES: Joe, Martin, Antenore

11. 97.226D (ARCE)
2959 - 21ST AVENUE, west side between Sloat Boulevard and Ocean Avenue, Lot 004A in Assessor's Block 7205 - Request for Discretionary Review of Building Permit Application No. 9701592, proposing to add a new floor to the existing one-story over-basement single-family dwelling and the construction of interior partitions to create one social room, a laundry room, two bathrooms and one guest room in the basement area in an RH-1(D) (House, One-Family, Detached) District.
(Continued from Regular Meeting of July 17, 1997)
NOTE: On 6/12/97, following testimony, the Commission closed public hearing and continued this matter to 7/17/97.

SPEAKERS: Corazone

ACTION: To approve as last modified + 3 -4, failed to carry. Continued to 9/4/97.
Public hearing remains closed.

AYES: Lowenberg, Chinchilla, Mills

NOES: Antenore, Hills, Joe, Martin

12. 97.390D (LIGHT)
517 WASHINGTON STREET, south side between Sansome and Montgomery Streets, Lot 036 in Assessor's Block 0207 - Request for Discretionary Review of Building Permit Application No. 9521089, proposing demolition of an existing three-story unreinforced masonry building and developing the vacant lot as an extension to the existing Transamerica Redwood Park and Mark Twain Alley until a permanent alternative use is established in an C-3-O (Downtown Office) District.
(Continued from Regular Meeting of July 24, 1997)

SPEAKERS: None

ACTION: Without hearing, continued to 9/18/97

AYES: Lowenberg, Chinchilla, Mills, Hills, Joe, Martin, Antenore

13. 96.716D (OMOKARO)
618-638 SAN JOSE AVENUE, south side at the intersection of Guerrero Street and San Jose Avenue, Lot 001A in Assessor's Block 6598 - Request for Discretionary Review of Building Permit Application Nos. 9706403, 9706404, and 9706405, proposing to construct a four-story, three-unit condominium building in an RH-3 (House, Three-Family) District.
(Continued from Regular Meeting of July 10, 1997)

SPEAKERS: Mary Doherty, Regina Brunnan, Alice Barkley, Shawn Gormany

ACTION: Meeting held. Continued to 8/28/97. Public hearing remains open

AYES: Lowenberg, Chinchilla, Mills, Hills, Joe, Martin, Antenore

14. 97.391D (FALLAY)
219 EDGEWOOD AVENUE, west side between Farnsworth Lane and Sutro Forest, Lot 018 in Assessor's Block 2641 - Request for Discretionary Review of Building Permit Application No. 9706052, proposing to extend and enclose the existing front set-in by three feet and convert a portion of the garage roof to a roof deck in an RH-1(D) (House, Detached, One-Family) District.

SPEAKERS: Susan Williams, Sigmund Freedman

ACTION: Approved as proposed

AYES: Lowenberg, Chinchilla, Mills, Hills, Joe, Martin, Antenore

6:05 P.M.

- 15 97.343D (ANDRADE)
231 SCOTT STREET, west side between Haight and Page Streets, Lot 005 in Assessor's Block 1238 - Request for Discretionary Review of Building Permit Application No. 9705028, proposing to demolish the existing building and replace it with a three-unit building in an RH-3 (House, Three-Family) District.
(Continued from Regular Meeting of August 7, 1997)

SPEAKERS: Ann McGary, Nick Wilson, James Gallagher, Gerry Acosta, Peter Desmond, Ron Bansemer, Robert Nist, Mazie Williams, Bertsy, Belot, Lee Julian, Richard Voda, Deborah Glenn, Angus White, Glenn, Bachmann, Alma Hecth, Ted Hato, Stephen Haigh, Jennifer Freeman, Steve Drake, Lynn St. Albus, Alan Muter, David Studley, Mary Doherty, Jake McGoldrich, Ted Hapro, Jim Ruben, Peter Desmond, Jerry August, Bruce Bauman

ACTION: Approved as proposed

AYES: Lowenberg, Chinchilla, Mills, Hills, Joe, Martin, Antenore

Adjournment: 7:10 p.m.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING

OF THE PLANNING COMMISSION ON THURSDAY, AUGUST 28, 1977

ACTION: Approved as drafted

AYES: Chinchilla, Mills, Lowenberg, Hills, Joe, Antenore

ABSENT: Martin

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
AUGUST 21, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
3:00 P.M.
NOTE START TIME

DOCUMENTS DEPT.

MAR 26 1998

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PRESENT: Susan Lowenberg - President, Hector Chinchilla - Vice-President
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry
Martin, and Beverly Mills

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 3:05
P.M.**

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore -
Zoning Administrator, Isoken Omokaro, Elizabeth Gordon, Michael Kometani,
Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 97.214C (OMOKARO)
1 TAPIA DRIVE, north west corner of 19th and Holloway Avenues; Lot 005,
Assessor's Block 7299 -- Request for conditional use authorization under Section
234.2(a) of the Planning Code to install a total of 3 antennas on the penthouse and
one base transceiver station located inside the penthouse as part of wireless
communication network in a P (Public Use) District, in the Lakeshore Neighborhood
and 40-X Height and Bulk Districts.
(Continued from Regular Meeting July 24, 1997)
Proposed for Continuance to October 23, 1997.

SPEAKERS: None

ACTION: Continued as proposed

AYES: Lowenberg, Chinchilla, Antenore, Hills, Mills, Joe, Martin

2. 97.401C (BEATTY)
2295 MARKET STREET, south side of street between 16th and Sanchez
Streets; Lot 014 in Assessor's Block 3559: -- Request for Conditional Use
authorization under Section 721.27 of the Planning Code to allow 24-hour
operation of a full-service restaurant in the Upper Market Neighborhood

Commercial District.

Proposed for Continuance to September 4, 1997

SPEAKERS: None

ACTION: Continued as proposed

AYES: Lowenberg, Chinchilla, Antenore, Hills, Mills, Joe, Martin

3. 97.213C (PEPPER)
1900 19TH AVENUE (ALSO KNOWN AS 1199 ORTEGA STREET), southeast corner at Ortega Street; Lot 28 in Assessor's Block 2116: -- Request for Conditional Use authorization under Section 710.83 of the Planning Code to install six antennas, one microwave dish, and three equipment cabinets on the roof of the existing U. S. Post Office building as part of a wireless communication network in an NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District. The antennas, dish, and equipment cabinets are part of a wireless transmission network operated by PageNet. The existing building is approximately 45 feet in height. The antennas measure approximately eight feet high by three inches in diameter. The tops of the antennas would be approximately 56 feet above sidewalk grade. The microwave dish is approximately four feet in diameter and the top of the dish would be approximately 49 feet above grade. The equipment cabinets measure four feet high by four feet wide by two feet deep and would be on the roof.
(Continued from Regular Meeting of July 17, 1997)
Proposed for Continuance to October 23, 1997.

SPEAKERS: None

ACTION: Continued as proposed

AYES: Lowenberg, Chinchilla, Antenore, Hills, Mills, Joe, Martin

4. 96.717C (PEPPER)
1399 - 19TH AVENUE, northwest corner at Judah Street; Lot 21 in Assessor's Block 1774 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of three antennas mounted within a replaced cross at the top of an existing bell tower and a base transceiver station inside the existing Calvary United Methodist Church building as part of a wireless communication network in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing bell tower is approximately 49 feet in height, and the existing cross is approximately 57 feet in height. Each antenna measures approximately five feet high by eight inches wide by one inch deep. The existing cross would be replaced by a new cross of similar size and appearance and the antennas would be mounted inside the new cross. The tops of the antennas would be approximately 57 feet above sidewalk grade. The base transceiver station, which requires an area approximately 18 feet wide by seven feet deep, would be located in the building.
NOTE: On 2/6/97, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +6 -0.

(Continued from Regular Meeting of July 17, 1997)

Proposed for Continuance to September 11, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Lowenberg, Chinchilla, Antenore, Hills, Mills, Joe, Martin

5. 97.388C (LI)
400-416 2ND STREET, southwest corner at Harrison Street; Lot 1 in Assessor's Block 3763: -- Request for Conditional Use authorization under Section 818.73 of the Planning Code to install four whip antennas on the corners and a base transceiver station on the roof of the existing 65-foot-high office building as part of a wireless communications network in an SSO (Service/Secondary Office) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless communications network operated by Cellular One. The antennas would be fastened into brackets (two antennas per bracket) on the corners of the building and painted to match the existing building. Each antenna measures approximately one foot six inches high by one and one-half inches in diameter. The overall height of the antenna installations would be approximately four feet, and the tops of the upper antennas would be approximately 33 feet above sidewalk grade. The base transceiver station, which measures approximately eight feet high by four feet wide by two feet deep, would be located on the roof of the building.

(Continued from Regular Meeting of August 7, 1997)

Proposed for Continuance to September 4, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Lowenberg, Chinchilla, Antenore, Hills, Mills, Joe, Martin

6. 97.389C (LI)
301 5TH STREET, southeast corner at Folsom Street; Lot 81 in Assessor's Block 3752: -- Request for Conditional Use authorization under Section 815.73 of the Planning Code to install two whip antennas on the corner and a base transceiver station on the roof of the existing 25-foot-high office/retail building as part of a wireless communications network in an RSD (Residential Service) District and a 40-X/85-B Height and Bulk District. The antennas and base transceiver station are part of a wireless communications network operated by Cellular One. The antennas would be fastened into a bracket on the corner of the building and painted to match the existing building. Each antenna measures approximately one foot six inches high by one and one-half inches in diameter. The overall height of the antenna installation would be approximately four feet, and the top of the upper antenna would be approximately 25 feet above sidewalk grade. The base transceiver station, which measures approximately five feet high by five feet wide by two feet deep, would be located on the roof of the building.

(Continued from Regular Meeting of August 7, 1997)

Proposed for Continuance to September 4, 1997.

SPEAKERS: None

ACTION: Continued as proposed

AYES: Lowenberg, Chinchilla, Antenore, Hills, Mills, Joe, Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: - John Bardis:

re: 524 28th Avenue - code violation/permit application no.
9007070 ---- review by DBI and Planning in issuance of
permit.

C. COMMISSIONERS' QUESTIONS AND MATTERS

8. Consideration of adoption: Draft minutes from 8/7/97.

ACTION: Approved as drafted

AYES: Lowenberg, Chinchilla, Antenore, Hills, Mills, Joe, Martin

D. DIRECTOR'S REPORT

9. DIRECTOR'S ANNOUNCEMENTS

- Report on use permits surrounding the Giant's Stadium

SPEAKERS: Steven Vettel

Sue Hestor

ACTION: None required

- Friends of City Planning has granted Department about \$20,000 for Department wide training.

10. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

BOS: None

BOA: 5400 block of Anza - DR - upheld CPC but had garage in back removed.

F. REGULAR CALENDAR

11. 97.328C (OMOKARO)
2288 BROADWAY, northeast corner of Fillmore Street; Lot 019 in Assessor's

Block 564 -- Request for Conditional Use authorization under Section 303 of the Planning Code to install a total of 12 panel antennas on the existing penthouse and an equipment shelter as part of a wireless communications network in an RM-1 (Residential, Mixed Districts, Low Density) District and a 40-X Height and Bulk District.

SPEAKERS: Joe Wyman, Bob Weller

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Antenore, Hills, Mills, Joe, Martin

EXCUSED: Lowenberg

MOTION No.: 14445

12. 88.562CCSSS (MILLER)
1328 BACON STREET, Unit #1, north side between Cambridge and Amherst Streets; Lot 61 in Assessor's Block 5992A, in an RH-1 (House, One-Family) District - Request for approval by the Planning Commission of the proposed resale of a below market rate dwelling unit within five years of its original purchase which approval is required by Condition 8.E.1. of Commission Motion No. 11391 which motion authorized a Conditional Use for a Planned Unit Development for the "Crystal Villa" residential development.

SPEAKERS: Maggie LaRue

ACTION: Approval subject to proof of income (150% of median for perspective buyers)

AYES: Lowenberg, Chinchilla, Antenore, Hills, Mills, Joe, Martin (voice vote) no motion required.

AT APPROXIMATELY 4:00 P.M. THE PLANNING COMMISSION WILL CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

13. 97.466D (OMOKARO)
98 INA COURT, west side between Excelsior and La Grande Avenues, Lot 027 in Assessor's Block 6004 - Request for Discretionary Review of Building Permit Application No. 9708474S, proposing new construction of a single-family two-story over-basement building in an RH-1 (House, One-Family) District.

SPEAKERS: None

ACTION: Without hearing, continued to 9/18/97

AYES: Lowenberg, Chinchilla, Antenore, Hills, Mills, Joe, Martin

14. 97.380D (ARCE)
423 - 35TH AVENUE, west side between 35th and 36th Avenues, Lot 005 in Assessor's Block 1467 - Request for Discretionary Review of Building Permit Application No. 9702211, proposing the demolition of a one-story over-basement single-family dwelling and the construction of a three-story over-garage two-family dwelling in an RH-2 (House, Two-Family) District.

SPEAKERS: Joyce Kelhoff, Dan Sullivan

ACTION: Continued to 10/23/97

AYES: Lowenberg, Chinchilla, Antenore, Hills, Mills, Joe, Martin

15. 97.451D (ANDRADE)
2 POWHATTAN AVENUE, south side between Wool and Andover Streets, Lot 032 in Assessor's Block 5646 - Request for Discretionary Review of Building Permit Application No. 9708475, proposing the demolition of the existing building and the new construction of a single-family dwelling in an RH-1 (House, One-Family) District.

SPEAKERS: Jim Franeceovich, Mr. Cruz, Laura White, Glen Lim, Lori Arguila, Eugene Rodriguez

ACTION: Approved as proposed

AYES: Lowenberg, Chinchilla, Antenore, Hills, Mills, Joe, Martin

16. 97.452D (ANDRADE)
3168 CLAY STREET, north side between Lyon and Baker Streets, Lot 018 in Assessor's Block 0999 - Request for Discretionary Review of Building Permit Application No. 9709779, proposing the addition of a third story to a single-family dwelling in an RH-3 (House, Three-Family) District.

SPEAKERS: Martha Neighbor, Jasan Caldis, Judy Aaron, Mr. Jarvis

ACTION: Approved as proposed

AYES: Lowenberg, Chinchilla, Antenore, Hills, Mills, Joe, Martin

17. 97.511D (GORDON)
1275 LOMBARD STREET, south side between Polk and Larkin Streets, Lot 022 in Assessor's Block 0501 - Request for Discretionary Review of Building Permit Application No. 9714635, proposing to merge four dwelling units to two dwelling units within the existing structure in an RH-2 (House, Two-Family) District.

SPEAKERS: Tim Conenoton, Sarah Kerris, Frank Malt, Barbara Kemp, George Huser, Marie Tanglet

ACTION: Disapproved

AYES: Lowenberg, Chinchilla, Antenore, Hills, Mills, Joe, Martin

Adjournment: 5:45 p.m.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF SEPTEMBER 4, 1997.

ACTION: Approved as drafted

AYES: Chinchilla, Mills, Joe, Hills, Antenore

ABSENT: Martin

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for

information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision.

970821.min

**MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING**

THURSDAY
AUGUST 28, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
3:00 P.M.

DOCUMENTS DEPT.

MAR 26 1998

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PRESENT: Susan Lowenberg - President, Hector Chinchilla - Vice-President
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry
Martin, and Beverly Mills

ABSENT: Commissioner Martin

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 3:12
P.M.**

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore,
Zoning Administrator, Larry McDonald, Susana Montaña, Neil Hart, David
Lindsay, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1a. 97.360A (GORDON)

290 UNION STREET, The James McEvoy House, north side between
Sansome and Montgomery Streets, Lot 15 in Assessor's Block 106: Request
for a Certificate of Appropriateness for the "demolition", as defined by
Planning Code Section 1005(f) and reconstruction of a Contributory Altered
Single Family Building pursuant to Article 10 of the Planning Code. The
subject property, within the Telegraph Hill Historic District, is zoned RH-3
(Residential-House, Three-Family) District and is in an 40-X Height and Bulk
District.

(Proposed for Continuance to ~~September 11~~ October 9, 1997)

SPEAKERS: None

ACTION: Continued as showed

AYES: Lowenberg, Hills, Chinchilla, Mills, Joe, Antenore

ABSENT: Martin

1b. 97.360V (PASSMORE)

290 UNION STREET, north side between Sansome and Montgomery Streets,

Lot 15 in Assessor's Block 106 in an RH-3 (Residential-House, Three-Family) District, 40-X Height and Bulk District and the Telegraph Hill Historic District. SIDEWALK ENCROACHMENT AT FRONT VARIANCE SOUGHT: The proposal is to add a new garage with deck above, across the existing front property line and encroaching into the public right-of-way (sidewalk). A new fourth level is also proposed.

(Proposed for Continuance to ~~September 11~~ October 9, 1997)

SPEAKERS: None

ACTION: Continued as showed

AYES: Lowenberg, Hills, Chinchilla, Mills, Joe, Antenore

ABSENT: Martin

2. 97.435C (PEPPER)

2157-2159 LOMBARD STREET, south side between Fillmore and Steiner Streets; Lot 29 in Assessor's Block 510: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install six antennas on the facade and one base transceiver station on the roof of the existing three-story building as part of a wireless communication network in an NC-3 (Moderate Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 40 feet in height. The antennas measure approximately five feet high by eight inches wide. The antennas would be mounted on the facade of the building, and the tops of the antennas would be flush with the top of the parapet, which is approximately 40 feet above sidewalk grade. The base transceiver station measures approximately 14 feet wide by 12 feet deep and would be on the intermediate-level roof. This site is a substitute for the antenna site at 2055 Lombard Street (the Lombard Garage) which was previously approved by the Planning Commission.

(Continued from Regular Meeting of August 7, 1997)

(Proposed for Continuance to September 25, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Lowenberg, Hills, Chinchilla, Mills, Joe, Antenore

ABSENT: Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: David Cincotta**re: Thanks Susan for all her work and best wishes for the future.****Jack McGoldrich****re: Second the above****C. COMMISSIONERS' QUESTIONS AND MATTERS****3. Consideration of adoption: Draft minutes from 8/14/97.****ACTION: Approved as drafted****AYES: Lowenberg, Mills, Chinchilla, Hills, Joe, Antenore****ABSENT: Martin***** Mills: Resolution for Susan Lowenberg - voice vote +6 -0, absent Martin****Lowenberg: Thanks to all****D. DIRECTOR'S REPORT****4. DIRECTOR'S ANNOUNCEMENTS****- Thank you to Susan****5. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)****1328 Bacon Street - purchaser documents meet 150% of median income.****F. REGULAR CALENDAR****6. 94.157R (MONTAÑA)**

FEDERAL OFFICE BUILDING REDEVELOPMENT PLAN, DESIGN FOR DEVELOPMENT DOCUMENT AND DELEGATION AGREEMENT FOR A SEVENTH AND MISSION STREET SITE. Consideration of a Finding of Consistency with the General Plan of a Federal Office Building Redevelopment Plan, a Federal Office Building Design for Development document and a Federal Office Building Redevelopment Plan Delegation Agreement for a Redevelopment Project Area at Seventh and Mission Streets. The Federal General Services Administration (GSA) proposes to construct an office building near the City's Civic Center to house Federal agencies presently located throughout the City in leased space. The GSA wishes to consolidate their administrative office functions and locate within a building which they own and operate. The GSA has asked the City to give them a parcel upon which they will build an approximately 475,000 net square feet office building. The Redevelopment Agency would purchase the property and deed it to the Federal government. The Redevelopment Plan describes the manner by which the property would be purchased and transferred to the

Federal GSA and, along with the Design for Development document, identifies guidelines for how the office building would be designed and built. The Delegation Agreement describes how the Planning Department would participate in the design review of the office building. The Commission is being asked to find the Redevelopment Plan consistent with the General Plan and to endorse the Design for Development document. The Delegation Agreement would be administered administratively by the Director and would not need to be endorsed by the Commission.

SPEAKERS: Dianne Rose, Jim Haas

ACTION: Approved

AYES: Lowenberg, Mills, Chinchilla, Hills, Joe, Antenore

ABSENT: Martin

RESOLUTION No.: 14446

7. (LINDSAY)
HUNTER'S POINT SHIPYARD REUSE PLAN:

- A. Informational presentation by Planning Department and Redevelopment Agency staff on Hunter's Point Shipyards Redevelopment Plan and the current status of the Area Plan for the Shipyards.
- B. Consideration of a motion to endorse the Design for Development for Hunters Point Shipyards, a document to implement the recommended physical development goals of the Redevelopment Plan.

(Continued from Regular Meeting of August 7, 1997)

Copies of the Hunter's Point Shipyards Area Plan - Draft Proposal for Adoption, and the Redevelopment Agency's Redevelopment Plan and Design for Development are available free of charge at the Planning Department, 1660 Mission Street, 5th Floor reception.

SPEAKERS: Jim Morales, Tom Conrad, Bryan Reit, William Sims, Frank O'Neil, Jean Tebo

ACTION: Approved

AYES: Lowenberg, Mills, Chinchilla, Hills, Joe, Antenore

ABSENT: Martin

MOTION No.: 14447

8. 97.327C (ANDRADE)
724 PACIFIC AVENUE, north side between Stockton and Grant Streets, Lots 41/91 in Assessor's Block 161: Request for Conditional Use Authorization to modify conditions of Motion No. 14301 to allow attendant public parking for up to 45 cars weekdays, 47 cars evenings and weekends, to an existing public garage, as required by Planning Code Section 303(e) in a Chinatown Residential Neighborhood Commercial District and a 65-N Height and Bulk District.

(Continued from Regular Meeting of August 14, 1997)

SPEAKERS: Alice Barkley

ACTION: Approved as modified

AYES: Lowenberg, Mills, Chinchilla, Hills, Joe, Antenore

ABSENT: Martin

MOTION No.: 14448

9. 96.716D (OMOKARO)
618-638 SAN JOSE AVENUE, south side at the intersection of Guerrero Street and San Jose Avenue, Lot 001A in Assessor's Block 6598 - Request for Discretionary Review of Building Permit Application Nos. 9706403, 9706404, and 9706405, proposing to construct a four-story, three-unit condominium building in an RH-3 (House, Three-Family) District.

(Continued from Regular Meeting of August 14, 1997)

SPEAKERS: Alice Barkley, Gary Gee, Margaret McMann

ACTION: Approved design presented to Commission on 8/28/97

AYES: Lowenberg, Mills, Chinchilla, Hills, Joe, Antenore

ABSENT: Martin

Adjournment: 5:35 p.m.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF SEPTEMBER 18, 1997.

ACTION: Approved as drafted

AYES: Chinchilla, Antenore, Martin, Mills, Hills

ABSENT: Joe

970828.min

**MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY
SEPTEMBER 4, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
3:00 P.M.**

DOCUMENTS DEPT.

MAR 26 1998

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PRESENT: Hector Chinchilla - Vice-President
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe,
Beverly Mills
ABSENT: Commissioner Larry Martin

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT CHINCHILLA AT 3:12 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator; Jonas Ionin, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 97.426C (OMOKARO)
2541 SAN BRUNO AVENUE, Lot 32 in Assessor's Block 5438; eastside between Felton and Burrows Streets -- Request for Conditional Use Authorization to remove one off-street parking space as allowed by Planning Code Section 161(j), in an NC-2 (Small-Scale Neighborhood Commercial) Zoning District with a 40-X Height and Bulk Designation.
(Proposed for Continuance to October 9, 1997)

SPEAKERS: None

ACTION: Continued as shown

AYES: Chinchilla, Mills, Hills, Antenore, Joe

ABSENT: Martin

2. 97.236C (BAÑALES)
3425 GEARY BLVD., southeast corner of Stanyan Street; Lot 41 in Assessor's Block 1085 -- Request for Conditional Use authorization to develop a site in excess of 10,000 square feet by constructing a four-story over garage mixed commercial and residential building within an NC-3 (Moderate-Scale Neighborhood Commercial) District, and 40-X Height and Bulk District.
(Proposed for Continuance to September 14 25, 1997)

SPEAKERS: None

ACTION: Continued as shown

AYES: Chinchilla, Mills, Hills, Antenore, Joe

ABSENT: Martin

3. 97.226D (ARCE)
2959 - 21ST AVENUE, west side between Sloat Boulevard and Ocean Avenue, Lot 004A in Assessor's Block 7205 - Request for Discretionary Review of Building Permit Application No. 9701592, proposing to add a new floor to the existing one-story over-basement single-family dwelling and the construction of interior partitions to create one social room, a laundry room, two bathrooms and one guest room in the basement area in an RH-1(D) (House, One-Family, Detached) District.
(Continued from Regular Meeting of August 14, 1997)
NOTE: On 6/12/97, following testimony, the Commission closed public hearing and continued this matter to 7/17/97.
(Proposed for Continuance to October 23, 1997)

SPEAKERS: None

ACTION: Continued as shown

AYES: Chinchilla, Mills, Hills, Antenore, Joe

ABSENT: Martin

4. 97.388C (LI)
400-416 2ND STREET, southwest corner at Harrison Street; Lot 1 in Assessor's Block 3763: -- Request for Conditional Use authorization under Section 818.73 of the Planning Code to install four whip antennas on the corners and a base transceiver station on the roof of the existing 65-foot-high office building as part of a wireless communications network in an SSO (Service/Secondary Office) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless communications network operated by Cellular One. The antennas would be fastened into brackets (two antennas per bracket) on the corners of the building and painted to match the existing building. Each antenna measures approximately one foot six inches high by one and one-half inches in diameter. The overall height of the antenna installations would be approximately four feet, and the tops of the upper antennas would be approximately 33 feet above sidewalk grade. The base transceiver station, which measures approximately eight feet high by four feet wide by two feet deep, would be located on the roof of the building.
(Continued from Regular Meeting of August 21, 1997)
WITHDRAWN

5. 97.389C (LI)
301 5TH STREET, southeast corner at Folsom Street; Lot 81 in Assessor's Block 3752: -- Request for Conditional Use authorization under Section 815.73 of the Planning Code to install two whip antennas on the corner and a base transceiver station on the roof of the existing 25-foot-high office/retail building as part of a wireless communications network in an RSD (Residential Service) District and a 40-X/85-B Height and Bulk District. The antennas and base transceiver station are part of a

wireless communications network operated by Cellular One. The antennas would be fastened into a bracket on the corner of the building and painted to match the existing building. Each antenna measures approximately one foot six inches high by one and one-half inches in diameter. The overall height of the antenna installation would be approximately four feet, and the top of the upper antenna would be approximately 25 feet above sidewalk grade. The base transceiver station, which measures approximately five feet high by five feet wide by two feet deep, would be located on the roof of the building.

(Continued from Regular Meeting of August 21, 1997)

WITHDRAWN

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: Dennis McElrath

re: 400 Block of Lombard Street - opposition

Patricia Vaughey

re: liquor license legislation to BOS - mitigation on who is to enforce (Chinchilla request a copy of legislation)

Christine Linnenbach

re: Sutro Tower

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of adoption: Draft minutes from 8/21/97.

ACTION: Approved as drafted

AYES: Chinchilla, Mills, Joe, Hills, Antenore

ABSENT: Martin

Avery: - Mayor's request for Commission participation in the establishment of goals and measures for the Pay-For-Performance Salary Incentive Plan for the City's management staff.

- Parliamentary Procedure Workshop
- Requested that the Chair direct the Commission Secretary to cancel the hearing for 9/11/97 and continue the one case to the next available hearing.

Antenore - Requested an informational staff report on the EIR process for Stonestown on 9/1997.

D. DIRECTOR'S REPORT

7. DIRECTOR'S ANNOUNCEMENTS

None

8 REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

None

F. REGULAR CALENDAR

9. 92.711C (PASSMORE)

3632-36 SACRAMENTO STREET, Lot 9 in Assessor's Block 1011 in the Sacramento Street Neighborhood Commercial District -- To consider revoking the Conditional Use Authorization that allowed expansion of a full service restaurant (currently the Tuba Garden Restaurant). Revocation or other appropriate action is being considered to ensure compliance with conditions of approval of Motion No. 13739 including but not limited to returning six dwelling units at the Southwest corner of Sacramento and Locust Streets (3605-07 Sacramento Street, 405-07 Locust Street and 419-21 Locust Street) to residential occupancy from unauthorized, illegal commercial occupancy. (Continued from Regular Meeting of July 10, 1997)

NOTE: On 7/10/97, following testimony, the Commission closed public hearing and continued this matter to 9/4/97.

SPEAKERS: None

ACTION: Continued to 9/18/97

AYES: Chinchilla, Mills, Joe, Hills, Antenore

ABSENT: Martin

10. 97.401C (BEATTY)

2295 MARKET STREET, south side of street between 16th and Sanchez Streets; Lot 014 in Assessor's Block 3559: -- Request for Conditional Use authorization under Section 721.27 of the Planning Code to allow 24-hour operation of a full-service restaurant in the Upper Market Neighborhood Commercial District.

(Continued from Regular Meeting of August 21, 1997)

SPEAKERS: George Romero, Bret Kaufman

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Mills, Joe, Hills, Antenore

ABSENT: Martin

MOTION No.: 14449

11. 97.458C (LI)
866-888 BRANNAN STREET, northeast corner at 8th Street; Lots 6 and 7A in Assessor's Block 3780: -- Request for Conditional Use authorization under Section 227(i) of the Planning Code to install twelve panel antennas and a base transceiver station on the roof of the existing 60-foot-high commercial showroom building as part of a wireless communications network in an M-2 (Heavy Industrial) District and a 40-X Height and Bulk District.

SPEAKERS: Joe Wyman

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Mills, Joe, Hills, Antenore

ABSENT: Martin

MOTION No.: 14450

12. 97.435C (PEPPER)
2157-2159 LOMBARD STREET, south side between Fillmore and Steiner Streets; Lot 29 in Assessor's Block 510: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install six antennas on the facade and one base transceiver station on the roof of the existing three-story building as part of a wireless communication network in an NC-3 (Moderate Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 40 feet in height. The antennas measure approximately five feet high by eight inches wide. The antennas would be mounted on the facade of the building, and the tops of the antennas would be flush with the top of the parapet, which is approximately 40 feet above sidewalk grade. The base transceiver station measures approximately 14 feet wide by 12 feet deep and would be on the intermediate-level roof.
(Continued from Regular Meeting of August 7, 1997)

SPEAKERS: None

ACTION: Without hearing, continued to 9/25/97

AYES: Chinchilla, Mills, Joe, Hills, Antenore

ABSENT: Martin

13. 97.156K (IONIN)
1600 SCOTT STREET, east side between Sutter and Post Streets; Lots 15, 18, 19, 22, 29A, 29B, 38, & 40 in Assessor's Block 681 - Request for Determination of Significance of Shadow Impact of the Scott Street Senior Housing Complex. The project includes a environmental review, conditional use, amendments to the Zoning Map and Planning Code Text, and creation of a Special Use District.

SPEAKERS: Rick Holiday, Patricia Vaughey

ACTION: Continued to 9/18/97

AYES: Chinchilla, Mills, Joe, Hills, Antenore

ABSENT: Martin

AT APPROXIMATELY 4:00 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

14. ~~97.226D~~ (ARCE)

~~2959 - 21ST AVENUE, west side between Sloat Boulevard and Ocean Avenue, Lot 004A in Assessor's Block 7205 - Request for Discretionary Review of Building Permit Application No. 9701592, proposing to add a new floor to the existing one-story over-basement single-family dwelling and the construction of interior partitions to create one social room, a laundry room, two bathrooms and one guest room in the basement area in an RH-1(D) (House, One-Family, Detached) District.~~

~~(Continued from Regular Meeting of August 14, 1997)~~

~~**NOTE: On 6/12/97, following testimony, the Commission closed public hearing and continued this matter to 7/17/97.**~~

DUPLICATE OF #3

15. 97.529D (PEPPER)

44-46 HANCOCK STREET, north side between Sanchez and Church Streets, Lot 052 in Assessor's Block 3585 - Request for Discretionary Review of Building Permit Application No. 9707571, proposing to construct a new breakfast room with a roof top deck, and to relocate the stairs at the rear of the existing 2-unit condominium building in an RH-3 (House, Three-Family) District.

SPEAKERS: Patti Danzelli, Bettsey Bayha, William Rasney, Reah Crohn, Heidi Gewertz

ACTION: Approved as proposed

AYES: Chinchilla, Mills, Joe, Hills, Antenore

ABSENT: Martin

Adjournment: 4:33 p.m.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF SEPTEMBER 18, 1997

ACTION: Approved as drafted

AYES: Chinchilla, Antenore, Martin, Mills, Hills

ABSENT: Joe

970904.min

MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
SEPTEMBER 18, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

MAR 26 1998

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PRESENT: Commissioners Hector Chinchilla, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, and Beverly Mills

THE MEETING WAS CALLED TO ORDER BY VICE-PRESIDENT CHINCHILLA AT 1:48 P.M

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Bob Passmore - Zoning Administrator, Gene Coleman - Acting Commission Secretary

A. ITEMS TO BE CONTINUED

1. 97.538D (ANDRADE)
2370 BROADWAY, north side between Steiner and Fillmore Streets, Lot 027 in Assessor's Block 0563 - Request for Discretionary Review of Building Permit Application No. 9709611S, proposing to construct a deck of approximately 105 sq. ft. above an existing deck located at the rear of the building in an RH-1 (House, One-Family) District.
(Proposed for Continuance to October 9, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Antenore, Martin, Mills, Hills

ABSENT: Joe

2. 97.156K (IONIN)
1600 SCOTT STREET, east side between Sutter and Post Streets; Lots 15, 18, 19, 22, 29A, 29B, 38, & 40 in Assessor's Block 681 - Request for Determination of Significance of Shadow Impact of the Scott Street Senior Housing Complex. The project includes a environmental review, conditional use, amendments to the Zoning Map and Planning Code Text, and creation of a Special Use District.
(Continued from Regular Meeting of September 4, 1997)
(Proposed for Continuance to September 25, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Antenore, Martin, Mills, Hills

ABSENT: Joe

3. 97.466D (OMOKARO)

98 INA COURT, west side between Excelsior and La Grande Avenues, Lot 027 in Assessor's Block 6004 - Request for Discretionary Review of Building Permit Application No. 9708474S, proposing new construction of a single-family two-story over-basement building in an RH-1 (House, One-Family) District.

(Continued from Regular Meeting of August 21, 1997)

WITHDRAWN

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: Patricia Vaughey

re: 2298 Union - Condo of approval violated

Norm Ralph

re: No change for agenda

Christine Linnabaugh

re: Sutro Tower

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of adoption: Draft minutes from 8/28/97 and 9/4/97.

ACTION: Approved as drafted

AYES: Chinchilla, Antenore, Martin, Mills, Hills

ABSENT: Joe

D. DIRECTOR'S REPORT

5. DIRECTOR'S ANNOUNCEMENTS

- Stonestown continued to 9/25/97

- Work program on 10/9/97

- Training 10/3/97 - Presentation training for staff & Commission
- 6 REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

E. REGULAR CALENDAR

- 7. 97.610R (BADINER)
250 BRANNAN STREET, 41 FEDERAL STREET; Assessor's Block 3744, Lots 15 and 25, north side between First and Second Streets, with frontage on Federal Street (Site G) --Consideration of proposed amendments to the Rincon Point - South Beach Redevelopment Project Area Preliminary Plan and a finding of consistency of the proposed amendments with the General Plan. The proposed amendments would expand the boundaries of the Project Area, facilitating the sale of property in the Rincon Point - South Beach Redevelopment Project Area, an M-1 (Light Industrial) Use District and a 105-F Height and Bulk District.

SPEAKERS: Tom Conrad

ACTION: Approved

AYES: Chinchilla, Antenore, Martin, Mills, Hills

ABSENT: Joe

MOTION No.: 14451

- 8. 96.547M (BADINER)
TRANSBAY AREA PLAN - Status Report, Informational presentation to solicit Commission comments on the preliminary Design for Development document and proposed preliminary development controls for the Transbay Redevelopment Area. This is an "Early Read" presentation to solicit feedback on the proposed controls which will be further refined and analyzed in the Transbay Draft EIR. Proposed changes affect the Downtown C-3-O and C-3-S Districts, the Rincon Hill Special Use District and the South of Market SSO Districts.

SPEAKERS: Tom Conrad, Redevelopment Agency; Bob Meyers, project sponsor

ACTION: Public hearing closed

AYES: Chinchilla, Antenore, Martin, Mills, Hills

ABSENT: Joe

- 9. 97.177ETZ: (MILLER)
2011 BAYSHORE BOULEVARD, south and west of Hester Avenue, Lots 3, 10 and 11 in Assessor's Block 5054A -- Proposed RECLASSIFICATION OF PROPERTY from an NC-S (Neighborhood Commercial Shopping Center

District) to the Bayshore-Hester Special Use District.
(Continued from Regular Meeting of September 4, 1977)

WITHDRAWN

10. 92.711C (PASSMORE)
3632-36 SACRAMENTO STREET, Lot 9 in Assessor's Block 1011 in the Sacramento Street Neighborhood Commercial District -- To consider revoking the Conditional Use Authorization that allowed expansion of a full service restaurant (currently the Tuba Garden Restaurant). Revocation or other appropriate action is being considered to ensure compliance with conditions of approval of Motion No. 13739 including but not limited to returning six dwelling units at the Southwest corner of Sacramento and Locust Streets (3605-07 Sacramento Street, 405-07 Locust Street and 419-21 Locust Street) to residential occupancy from unauthorized, illegal commercial occupancy.
(Continued from Regular Meeting of September 4, 1997)
NOTE: On 7/10/97, following testimony, the Commission closed public hearing and continued this matter for a report from the Zoning Administrator at which meeting the matter was continued for further report on 9/18/97.

SPEAKERS: None

ACTION: Public hearing closed, continued to 10/9/97

AYES: Chinchilla, Antenore, Martin, Mills, Hills

ABSENT: Joe

11. 97.507C (PEPPER)
2195 FULTON STREET, south side between Shrader and Cole Streets; Lot 1 in Assessor's Block 1190: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install three antennas on the building's facade at the roof line and one base transceiver station on the roof of the existing building as part of a wireless communication network in an RH-3 (House, Three-Family) District and an 80-D Height and Bulk District.
(Continued from Regular Meeting of September 4, 1997)

SPEAKERS: None

ACTION: Approved

AYES: Chinchilla, Antenore, Martin, Mills, Hills

ABSENT: Joe

MOTION No.: 14456

12. 97.374CP (LIGHT)
2700 SLOAT BOULEVARD, north side of street between 45th and 46th Streets; Lots 2A, 4, 5 and 6 in Assessor's Block 2514: -- Request for Conditional Use authorization and Coastal Zone Development Permit under Sections 121.1, 121.2 and 330.1 of the Planning Code to allow a retail use on a property having 10,000 square feet or more of lot area, with a retail building containing 4,000 square feet or more of occupiable floor space, in an NC-2 Neighborhood Commercial District.

SPEAKERS: None

ACTION: Approved

AYES:Chinchilla, Antenore, Martin, Mills, Hills

ABSENT: Joe

MOTION NO.: 14457

MOTION No.:

13a. 97.376CV

(PUTRA)

1227 - 32ND AVENUE, west side between Lincoln Avenue and Irving Street, Lot 06 in Assessor's Block 1718: Request for Conditional Use authorization to demolish the existing one-story single-family house and replace it with a new, approximately 3,300 square feet, two-story Residential Care Facility for the elderly - non ambulatory for 12 beds per Section 209.3(c) of the Planning Code, in an RH-1(D) (House, Single-Family Detached) District and a 40-X Height and Bulk District.

SPEAKERS: Van Ly, Bonnie, Allan Wood, Eve Hue, Fred Horton, Patsy McMurtri, Enlamin Phiffer, Mary Kay Segnan

ACTION: Public hearing closed, continued to 10/16/97

AYES: Chinchilla, Antenore, Martin, Mills, Hills

ABSENT: Joe

13b. 97.376CV

(PUTRA)

1227 - 32ND AVENUE, east side between Lincoln Way and Irving Street; lot 06 in Assessor's Block 1718 in an RH-1(D) (House, Single-Family Detached) District and a 40-X Height and Bulk District. OFF STREET PARKING VARIANCE SOUGHT: Subject to Conditional Use authorization by the Planning Commission, the proposal is to demolish the existing one-story single-family house and replace it with a new, two-story Residential Care Facility for the elderly - non ambulatory for 12 beds.

SPEAKERS: Van Ly, Bonnie, Allan Wood, Eve Hue, Fred Horton, Patzy McMurtri, Enlamin Phiffer, Mary Kay Segnan

ACTION: Public hearing closed, continued to 10/16/97

AYES:Chinchilla, Antenore, Martin, Mills, Hills

ABSENT: Joe

14. 97.404C

(NIXON)

388 BEALE STREET, west side between Folsom and Harrison Streets, Lot 21 in Assessor's Block 3747. Request for Conditional Use authorization to modify an existing authorization by allowing 25 additional dwelling units in a to be constructed building approved for 201 dwelling units. The site is in an RC-4 (Residential, Commercial Combined, High Density) District, the Rincon Hill Special Use District "R" and a 150-R Height and Bulk District.

SPEAKERS: None

ACTION: Approved

AYES:Chinchilla, Antenore, Martin, Mills, Hills

ABSENT: Joe

MOTION No.: 14454

15. 97.484XB (NIXON)
101 SECOND STREET, southeast corner of Second and Mission Streets, Lots 72, 73 and 74 in Assessor's Block 3721--Request for Determinations of Compliance and Exceptions under Section 309 of the Planning Code and Request for modification of a previous Authorization for Office Space in excess of 50,000 square feet under Sections 309 and 322 of the Planning Code to permit approximately 369,000 square feet of office space, 6,000 square feet of retail space and 16,000 square feet of basement parking within the C-3-0 District and a 500-S and a 150-S Height and Bulk District and within the New Montgomery-Second Street Conservation District. The project approved in 1995 and received an exception with respect to standards for ground level wind currents, Separation of Towers and bulk limits. The hearing is required because the project did not to obtain a building permit by June 1996 as required in the condition of approval in motion 13886, approved on June 8, 1995.

SECTION 309

SPEAKERS: Steve Atkinson

ACTION: Approved

AYES:Chinchilla, Antenore, Martin, Mills, Hills

ABSENT: Joe

MOTION No.: 14455

SECTION 321

SPEAKERS: Steve Atkinson

ACTION: Approved

AYES:Chinchilla, Antenore, Martin, Mills, Hills

ABSENT: Joe

MOTION No.: 14456

16. 97.407C (WANG)
28-30 WEST PORTAL AVENUE (Noah's New York Bagels), northwest side between Ulloa and Vicente Streets; Lot 003 in Assessor's Block 2931 -- Request for a Conditional Use authorization to amend one of the Conditions of Approval of Planning Commission Motion No. 11401/Case No. 88.372C under Sections 303(e) and 186.1 of the Planning Code, to allow the merger of an existing large fast-food restaurant (defined by Section 790.90 of the Planning Code) at 28 West Portal Avenue with a vacant commercial space which was most recently used as a small self-service

restaurant (defined by Section 790.91 of the Planning Code) at 30 West Portal Avenue, resulting in a single large fast-food restaurant within the West Portal Avenue Neighborhood Commercial District and a 26-X Height and Bulk District.

SPEAKERS: Chirs Baker

ACTION: Approved

AYES:Chinchilla, Antenore, Martin, Mills, Hills

ABSENT: Joe

MOTION No.: 14457

AT APPROXIMATELY 6:00 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

17. 97.390D (LIGHT)
517 WASHINGTON STREET, south side between Sansome and Montgomery Streets, Lot 036 in Assessor's Block 0207 - Request for Discretionary Review of Building Permit Application No. 9521089, proposing demolition of an existing three-story unreinforced masonry building and developing the vacant lot as an extension to the existing Transamerica Redwood Park and Mark Twain Alley until a permanent alternative use is established in an C-3-O (Downtown Office) District.
(Continued from Regular Meeting of August 14, 1997)

SPEAKERS: Lee Gwee, Steve Atkinson

ACTION: Disapproved

AYES:Chinchilla, Antenore, Martin, Mills, Hills

ABSENT: Joe

18. 97.533D (BANALES)
2844 BRODERICK STREET, west side between Filbert and Union Streets, Lot 019 in Assessor's Block 0946 - Request for Discretionary Review of Building Permit Application No. 9709915S, proposing building alteration to add two dormers: one on the front facade and one on the property line in an RH-1 (House, One-Family) District.

SPEAKERS: Toby Levine, Bill Shia

ACTION: Approved

AYES: Antenore, Martin, Mills, Hills

EXCUSED: Chinchilla

ABSENT: Joe

19. 97.556G (WASHINGTON)
545-547 WISCONSIN STREET, Lot 023 in Assessor's Block 4069 - Request for Discretionary Review of Building Permit Application No. 9710989, proposing to construct a 4th level master bedroom suite, and open deck on an existing 2-unit building, in an RH-2 (House, Two Family) District.

SPEAKERS: Sue Hestor, Chris Sabre, Casey Gardner, Dick Millett, Ron Wallace, Kay Harvey

ACTION: Public hearing closed, continued to 10/16/97

AYES: Antenore, Martin, Mills, Hills

EXCUSED: Chinchilla

ABSENT: Joe

Adjournment: 7:45 p.m.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF OCTOBER 9, 1997

ACTION: Approved as drafted

VOTE: Chinchilla, Mills, Hills, Joe, Antenore, Theoharis

ABSENT: Martin

970918.min

**MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
THURSDAY
SEPTEMBER 18, 1997
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:00 P.M.**

PRESENT:: Hector Chinchilla Dennis Antenore, Richard Hills, Larry Martin, and Beverly Mills

ABSENT: Cynthia Joe

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission. Each member of the public may address the Commission for up to three minutes.

B. EXECUTIVE SESSION:

Pursuant to California Government Code §54956.9(a) and San Francisco Administrative Code §67.11 (a), the City Planning Commission will convene in closed session to confer with legal counsel concerning the case Harsch Investment Corp. v. City and County of San Francisco (San Francisco Superior Court No. 962-445).

SPEAKERS: None

ACTION: Commission passed a motion not to disclose what took place in Executive Session

AYES: Chinchilla, Antenore, Mills, Martin, Hills

ABSENT: Joe

Adjournment

**MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY
SEPTEMBER 25, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
4:00 P.M.**

DOCUMENTS DEPT.

MAR 26 1998

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PRESENT: Hector Chinchilla Vice-President, Dennis Antenore, Richard Hills, Beverly Mills

ABSENT: Cynthia Joe, Larry Martin

THE MEETING WAS CALLED TO ORDER BY VICE-PRESIDENT CHINCHILLA AT 4:07 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, John Billovits, Hillary Gitelman, Amit Ghosh, Larry McDonald, Kelly Pepper, Carol Roos, Gene Coleman - Acting Commission Secretary

A. ITEMS TO BE CONTINUED

1. 97.206E (WONG)
1438 HARRISON STREET, 15-Unit Live/Work: Northside at 11th Street, Lot 19 in Assessor's Block 3520. Appeal of Preliminary Negative Declaration. The proposal is to construct 15 live/work units in one building at 1438 Harrison Street. The project site is an unsurfaced vacant lot currently used for vehicle parking. The existing 5,000 square-foot lot would contain a new 55-foot high structure consisting of four stories including two mezzanine levels. The ground floor level would contain a 10-space parking garage with access from Harrison Street. The proposed project is located in an SLR (Service/Light Industrial/Residential) Zoning District.
(Proposed for continuance to October 16, 1997)
SPEAKERS: None
ACTION: Continued as proposed
AYES: Chinchilla, Mills, Hills, Antenore
ABSENT: Joe, Martin

2. 97.409C (WASHINGTON)
119 LYON STREET, Lot 005 in Assessor's Block 1221, bounded by Page Street to the south, and Oak Street to the north. - Request for a Conditional Use authorization

under Section 209(h)1 of the Planning Code to allow the construction of a six (6) unit residential building on an existing vacant parcel of land. This proposal will have a total of six off-street parking spaces and is located within an RH-3 (Residential, House, Three-Family) District.

(Proposed for Continuance to October 9, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Hills, Antenore

ABSENT: Joe, Martin

3. 97.236C (BAÑALES)
3425 GEARY BLVD., southeast corner of Stanyan Street; Lot 41 in Assessor's Block 1085 -- Request for Conditional Use authorization to develop a site in excess of 10,000 square feet by constructing a four-story over garage mixed commercial and residential building within an NC-3 (Moderate-Scale Neighborhood Commercial) District, and 40-X Height and Bulk District.
(Continued from Regular Meeting of September 11, 1997)
(Proposed for Continuance to October 9, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Hills, Antenore

ABSENT: Joe, Martin

4. 97.146C (ZWIERZYCKI)
STONESTOWN GALLERIA SHOPPING CENTER, Lots 21 and 22 in Assessor's Block 7295 and Lots 5 through 10 in Assessor's Block 7296, bounded by Buckingham Way to south and southwest, the intersection of Buckingham Way and Winston Drive to the west, 19th Avenue (Hwy 1) to the east, and parallel to Eucalyptus Drive to the north.-- Request for Conditional Use authorization under Section 178(c) of the Planning Code to amend the previously authorized Conditional Use/ Planned Unit Development (Case No. 83.98C/ Motion No. 10774), by demolishing an existing 12,901 square-foot cinema (2 screens and 904 seats); constructing a new 85,000 sq. ft. multiplex cinema (16 screens and 4,500 seats) and 34,000 sq. ft. retail store; replacing an approved (but never constructed) 1,040-stall parking structure with a 900-stall parking structure; expanding the basement of an existing retail store (presently occupied by Good Guy's) by 12,000 sq. ft.; redesigning and providing additional loading areas; and installing traffic signals at the intersections of Winston Drive/ Buckingham Way, 20th Avenue/ Winston Drive; and 20th Avenue/Buckingham Way, within the C-2 Community Business District, and 65-D Height and Bulk District. This proposal would require an exception from Planning Code standards on bulk.
(Proposed for Continuance to October 16, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Hills, Antenore

ABSENT: Joe, Martin

5. 96.717C (PEPPER)
1399 - 19TH AVENUE, northwest corner at Judah Street; Lot 21 in Assessor's Block 1774 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of three antennas mounted within a replaced cross at the top of an existing bell tower and a base transceiver station inside the existing Calvary United Methodist Church building as part of a wireless communication network in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing bell tower is approximately 49 feet in height, and the existing cross is approximately 57 feet in height. Each antenna measures approximately five feet high by eight inches wide by one inch deep. The existing cross would be replaced by a new cross of similar size and appearance and the antennas would be mounted inside the new cross. The tops of the antennas would be approximately 57 feet above sidewalk grade. The base transceiver station, which requires an area approximately 18 feet wide by seven feet deep, would be located in the building.
NOTE; On 2/6/97, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +6 -0.
(Continued from Regular Meeting of September 11, 1997)
(Proposed for Continuance to October 16, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Hills, Antenore

ABSENT: Joe, Martin

6. 97.435C (PEPPER)
2157-2159 LOMBARD STREET, south side between Fillmore and Steiner Streets; Lot 29 in Assessor's Block 510: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install six antennas on the facade and one base transceiver station on the roof of the existing three-story building as part of a wireless communication network in an NC-3 (Moderate Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 40 feet in height. The antennas measure approximately five feet high by eight inches wide. The antennas would be mounted on the facade of the building, and the tops of the antennas would be flush with the top of the parapet, which is approximately 40 feet above sidewalk grade. The base transceiver station measures approximately 14 feet wide by 12 feet deep and would be on the intermediate-level roof.
(Continued from Regular Meeting of September 4, 1997)

(Proposed for Continuance to November 6, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Hills, Antenore

ABSENT: Joe, Martin

7. 97.228E (PARKER)

2501 HARRISON STREET, southeast corner of Harrison and 21st Street, Lot 32 in Assessor's Block 4147 -- Appeal of a Preliminary Negative Declaration. Proposed project would construct two 40-foot high, three-story buildings that would each contain 16 live/work units and 16 off-street parking spaces at 2501 Harrison Street. The existing building on the approximately 18,750 square foot site would be demolished. The proposed project is located in an C-M (Heavy Commercial) Zoning District.

(Continued from Regular Meeting of September 11, 1997)

(Proposed for Continuance to November 13, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Hills, Antenore

ABSENT: Joe, Martin

8 97.227E (GLASNER)

249 SHIPLEY STREET, 12 Live/Work Units: Appeal of Preliminary Negative Declaration. The proposal is to construct 12 live/work units in one building at 249 Shipley Street (Assessor's 3753, Lot 66), on the south side of the street between 5th and 6th Streets. The project site is currently used for vehicle parking and a one-story taxi maintenance building and three service bays on the southwest corner. The existing 13,625 square-foot lot would be subdivided into two lots, one facing Shipley Street (approximately 5,625 square feet), and the other fronting Clara Street (8,000 square feet). A new 45-foot structure would be built on the new Shipley lot, and would contain three stories including two mezzanine levels. A 12-space parking garage would be located on the first level. The other new lot would continue to be used for parking and vehicle repair. The proposed project is located in an RSD (Residential-Service Mixed Use) Zoning District.

(Proposed for Continuance to December 4, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Hills, Antenore

ABSENT: Joe, Martin

9. 97.227D (WANG)

249 SHIPLEY STREET (AKA 250 CLARA STREET), southeast side between 5th and 6th Streets, Lot 066 in Assessor's Block 3753 - Request for

Discretionary Review of Building Permit Application No. 9708248, proposing to construct a 3-story, 12-unit live/work building in an RSD (Residential/Service Mixed Use) District.

(Proposed for Continuance to December 4, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Hills, Antenore

ABSENT: Joe, Martin

10. 97.228D (OMOKARO)
2501 HARRISON STREET (2875 - 21ST STREET), east side between 21st and 22nd Streets, Lot 032 in Assessor's Block 4147 - Request for Discretionary Review of Building Permit Application Nos. 9713825S, 9713826S, and 9717476, proposing to demolish the existing 1-story vacant building and construct two 3-story, 40-foot-high buildings containing 16 live/work lofts each in an C-M (Heavy Commercial) District.
(Proposed for Continuance to November 13, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Hills, Antenore

ABSENT: Joe, Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: Anita Theoharris:

re: Personnel crisis and department supportive response.

Pat Vaughey

re:

Brad Paul:

re: 600 Van Ness re: Change in project

Kelly Cullen

re: Request for Public Hearing to discuss changes in project

Sue Hestor:

re: Request for Public Hearing to discuss changes in project

David Trang

re: Request for Public Hearing to discuss changes in project

Harry O'Brien

re: Opposed to request for public hearing

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

11. DIRECTOR'S ANNOUNCEMENTS

12. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

13. (GITELMAN)

STONESTOWN PROJECT: STATUS OF STAFF REVIEW

SPEAKERS: Anita Theoharris, request for EIR; Verben Lee, opposed to project;
Bill Snyder, opposed to project; James Savaty, opposed to project,
Bill Cratz, opposed to project.

E. REGULAR CALENDAR

14. 96.301MTZ (HORTON)

Amendments to the General Plan and Planning Code Text and Map to establish consistency with the Port's Waterfront Land Use Plan, adjust boundaries and eliminate outdated policy.

- a. Consideration of a resolution of intention to initiate amendments to the Northeastern Waterfront Plan, Central Waterfront Plan, Recreation and Open Space Element, and Commerce and Industry Element of the General Plan of the City and County of San Francisco. These amendments to the General Plan are proposed to establish consistency with the Port's Waterfront Land Use Plan and related Waterfront Design and Access policies and to revise or delete obsolete policies. The Port previously introduced their plan documents at informational presentations to the Planning Commission on 6-27-96, 12-19-96 and 6-19-97.

SPEAKERS: None

ACTION: Approved

AYES: Chinchilla, Hills Mills, Antenore

ABSENT: Joe, Martin

RESOLUTION No.: 14458

- b. Consideration of a resolution of intention to initiate amendments to the

boundaries of the Northeastern Waterfront Plan and Central Waterfront Plan to eliminate overlapping boundaries of these plans with the Downtown Plan, Rincon Hill Plan, South of Market Plan and South Bayshore Plan.

SPEAKERS: None

ACTION: Approved

AYES: Chinchilla, Hills Mills, Antenore

ABSENT: Joe, Martin

RESOLUTION No.: 14459

- c. Consideration of a resolution of intention to initiate amendments to the Planning Code Text Sections 240 through 240.3, Northern Waterfront Special Use District, Sections 102.14, 124, 161, 205.1, 227 (s), 263.2, 263.3, and amendments to Zoning Map 1SU* which would extend the Northern Waterfront Special Use Districts No. 1 and 3 into the South Beach Area. The amendments to the Northern Waterfront Special Use District would provide procedures for the Joint (interagency) Design Review Committee, delete the requirement that all non-maritime uses seek conditional use authorization, replace it with the underlying zoning controls in combination with urban design review, allow reductions in parking, and other modifications affecting the land under the jurisdiction of the Port of San Francisco.

SPEAKERS: None

ACTION: Approved

AYES: Chinchilla, Hills Mills, Antenore

ABSENT: Joe, Martin

RESOLUTION No.: 14460

A public hearing on the proposed amendments as described under a - c is proposed for October 16, 1997. Copies of the proposed amendments are available at the Planning Information Center, Planning Department, 1660 Mission Street, 1st. Floor, between 8 a.m. and 5 p.m. or by calling the Port's Waterfront Information Line at 274-0354.

15. 97.123C (BILLOVITS)
250 BEACH STREET, TRAVELODGE AT FISHERMAN'S WHARF (EASTERN PORTION OF BLOCK BOUNDED BY BEACH, POWELL, JEFFERSON AND MASON STREETS); Lot 1 in Assessor's Block 14 -- Request for a Conditional Use and Planned Unit Development authorization to construct a new four-story building containing approximately 107 hotel rooms and 29,000 square-feet of net-new commercial retail, and receive relief from Planning Code requirements for off-street loading space and limitations on projections into the public right-of-way, in a C-2 (Community Business) District, the Northern Waterfront Special Use District No. 2 and a 40-X Height and Bulk District.

SPEAKERS: Adrian Weiner

ACTION: Approved

AYES: Chinchilla, Hills Mills, Antenore

ABSENT: Joe, Martin

MOTION No.: 14461

16. 97.591CR (PEPPER)

3224-3252 PIERCE STREET, east side between Lombard and Chestnut Streets; Lots 009, 010, 011, 012, and 013 in Assessor's Block 490: -- Request for Conditional Use authorization under Section 711.83 of the Planning Code to install six antennas on a new light pole and one base transceiver station on the rooftop parking level of the existing three-story parking garage as part of a wireless communication network in an NC-2 (Small Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

SPEAKERS: None

ACTION: Approved

AYES: Chinchilla, Hills Mills, Antenore

ABSENT: Joe, Martin

MOTION No.: 14462

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF OCTOBER 9, 1997

ACTION: Approved as drafted

AYES: Chinchilla, Mills, Hills, Joe, Antenore, Theoharis

ABSENT: Martin

970925.min

CORRECTION

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 25, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
4:00 P.M.

B. ITEM TO BE CONTINUED

2. 97.156K (IONIN)
1600 SCOTT STREET, east side between Sutter and Post Streets; Lots 15, 18, 19, 22, 29A, 29B, 38, & 40 in Assessor's Block 681 - Request for Determination of Significance of Shadow Impact of the Scott Street Senior Housing Complex. The project includes a environmental review, conditional use, amendments to the Zoning Map and Planning Code Text, and creation of a Special Use District.
(Continued from Regular Meeting of September 4, 1997)
(Proposed for Continuance to ~~September 25~~ October 9, 1997)
SPEAKERS: None
ACTION: Continued as corrected
AYES: Chinchilla, Mills, Hills, Antenore
ABSENT: Joe, Martin

MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
OCTOBER 9, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

MAR 26 1998

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PRESENT: Hector Chinchilla - Acting President; Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, and Beverly Mills

THE MEETING WAS CALLED TO ORDER BY ACTING PRESIDENT CHINCHILLA AT 1:40 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Hillary Gitelman, Paul Maltzer, Irene Nishimura, Linda Avery - Planning Commission

A. ITEMS TO BE CONTINUED

1. 97.426C (OMOKARO)
2541 SAN BRUNO AVENUE, Lot 32 in Assessor's Block 5438; eastside between Felton and Burrows Streets -- Request for Conditional Use Authorization to remove one off-street parking space as allowed by Planning Code Section 161(j), in an NC-2 (Small-Scale Neighborhood Commercial) Zoning District with a 40-X Height and Bulk Designation.
(Continued from Regular Meeting of September 4, 1997)
(Proposed for Continuance to October 23, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Hills, Joe, Martin, Antenore

2. 97.409C (WASHINGTON)
119 LYON STREET Lot 005 in Assessor's Block 1221, bounded by Page Street to the south, and Oak Street to the north. - Request for a Conditional Use authorization under Section 209(h)1 of the Planning Code to allow the construction of a six (6) unit residential building on an existing vacant parcel of land. This proposal will have a total of six off-street parking spaces and is located within an RH-3 (Residential, House, Three-Family) District.

(Continued from Regular Meeting of September 25, 1997)

(Proposed for Continuance to December 11, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Hills, Joe, Martin, Antenore

3. 97.358C (ANDRADE)

105 MILES STREET; southwest corner of Miles and California Streets; Lot 54 in Assessor's Block 243: Request for Conditional Use Authorization to add approximately 6,154 square feet of floor area to an existing recreational facility presently containing approximately 7,794 square feet, per Section 238 of the Planning Code, in an RM-4 (Residential, Mixed, High Density) District and in the Nob Hill Special Use District.

(Proposed for Continuance to November 20, 1997 ~~October 16, 1997~~)

SPEAKERS: None

ACTION: Continued as amended

AYES: Chinchilla, Mills, Hills, Joe, Martin, Antenore

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: Patricia Vaughey

re: 500 Divisadero

Erin Peskin

re: 115 Telegraph Hill Boulevard

C. COMMISSIONERS' QUESTIONS AND MATTERS

Antenore: What is status of 600 Van Ness Avenue

D. DIRECTOR'S REPORT

4. DIRECTOR'S ANNOUNCEMENTS

- 600 Van Ness Avenue Status Report

- Preservation Summit

- Department Work Program on 10/23/97

5. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

- BOS: - ___ Street. - CU upheld at Board of Supervisors
- ___ work on Santa Clara Street - Upheld at Board of Appeals
- 115 Telegraph Hill Boulevard Status Report

E. REGULAR CALENDAR

6. 97.598R (BADINER)
233 BRANNAN STREET (SITE 12) - northern portion of the block bounded by First/Delancey, Brannan, Second, and Townsend Streets, with frontage on Colin P. Kelly Street, Assessor's Block 3789, Lots 12, 20, 25 and 27 -- Consideration of amendments to the Rincon Point/South Beach Redevelopment Project Design for Development document to modify bulk requirements to accommodate a residential complex with approximately 356 units and 7,700 square feet of commercial space. The Project is under the San Francisco Redevelopment Agency jurisdiction. The current bulk controls limit the maximum length of the building to 110 feet. The proposed project would have one building of 140 feet in length and two buildings of 113 feet in length.

SPEAKERS: Jacqueline Stavi

ACTION: Approved as modified:

On October 7 October 23, 1997, the Agency will consider the amendment to the DFD. adopted Resolution No. ___-97 approving an amendment to the DFD, and authorizing its Executive Director to request the Commission consider and adopt said amendment to the DFD.

AYES: Chinchilla, Mills, Hills, Joe, Martin, Antenore

MOTION No.: 14463

7. 95.469E (NISHIMURA)
PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE SAN FRANCISCO ZOOLOGICAL GARDENS (S.F. ZOO) MASTER PLAN, 2701 Sloat Boulevard, Lots 6 and 7 in Assessor's Block 7281. The San Francisco Zoological Gardens Master Plan is a long-range physical development plan for the years 1997 to 2010. It proposes expansion of the Zoo into an adjoining Recreation and Park property already designated for Zoo uses; reconfiguration and construction of a new visitor entrance area; and demolition, new construction and renovation projects of visitor areas and services, wildlife exhibits, animal housing, conservation and breeding areas and buildings, veterinarian services buildings, Zoo service and support areas and buildings, a new Children's Zoo and new visitor parking. The Zoo Master Plan also includes a Zoo Forestation Management Plan that proposes new planting, replanting and maintenance of the Zoo's trees and shrubs. **NOTE: COMMENTS WILL BE ACCEPTED UNTIL 5:00 P.M., OCTOBER 9, 1997,**

**OR UNTIL THE END OF THIS PUBLIC HEARING ON THE DRAFT EIR,
WHICHEVER IS LATER.**

SPEAKERS: David Anderson - Zoo Director

ACTION: Meeting held

8. 92.711C (PASSMORE)
3632-36 SACRAMENTO STREET, Lot 9 in Assessor's Block 1011 in the Sacramento Street Neighborhood Commercial District -- To consider revoking the Conditional Use Authorization that allowed expansion of a full service restaurant (currently the Tuba Garden Restaurant). Revocation or other appropriate action is being considered to ensure compliance with conditions of approval of Motion No. 13739 including but not limited to returning six dwelling units at the Southwest corner of Sacramento and Locust Streets (3605-07 Sacramento Street, 405-07 Locust Street and 419-21 Locust Street) to residential occupancy from unauthorized, illegal commercial occupancy. (Continued from Regular Meeting of September 18, 1997)
NOTE: On 7/10/97, following testimony, the Commission closed public hearing and continued this matter for a report from the Zoning Administrator at which meeting the matter was continued for further report on 9/18/97.

SPEAKERS: None

ACTION: Meeting held. Continued to 11/13/97.

AYES: Chinchilla, Mills, Hills, Joe, Martin

ABSENT: Antenore

9. 97.099C (IONIN)
301 ELLIS STREET, southwest corner of Taylor Street; Lot 1 in Assessor's Block 332 - Request for a Conditional Use Authorization to allow a new six-story, 93 unit, senior-housing apartment building to be developed over 40 feet in height in an RC-4 (Residential-Commercial Combined, High Density) District, and the North of Market Residential Special Use District, and 80-T Height and Bulk District, per Section 253 of the Planning Code.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Mills, Hills, Joe, Martin, Antenore

MOTION No.: 14464

10. 97.099V (IONIN)
301 ELLIS STREET, southwest corner of Taylor Street; Lot 1 in Assessor's Block 332 in an RC-4 (Residential-Commercial Combined, High Density) District, and the North of Market Residential Special Use District, and 80-T Height and Bulk District. REAR YARD VARIANCE SOUGHT: The proposal is to develop a new six story, 93 unit, senior-housing apartment building on a vacant lot 137.5 feet by 137.5 feet (18,906.25 square feet).

Zoning Administrator closed public hearing and has taken the matter under submission.

11. 97.236C

(BAÑALES)

3425 GEARY BLVD., southeast corner of Stanyan Street; Lot 41 in Assessor's Block 1085 -- Request for Conditional Use authorization to develop a site in excess of 10,000 square feet by constructing a four-story over garage mixed commercial and residential building within an NC-3 (Moderate-Scale Neighborhood Commercial) District, and 40-X Height and Bulk District.

(Continued from Regular Meeting of September 25, 1997)

SPEAKERS: Jim Rubin,

ACTION: Approved with conditions as modified:

14. During the hours when the commercial uses are not open for business, the project sponsor shall make available to the project residents eight (8) parking spaces for guest parking.
15. The project sponsor shall make three (3) parking spaces on the second garage level available to residents of the building for monthly lease. These spaces shall be in addition to the 33 parking spaces assigned to the 33 residential units.

AYES: Chinchilla, Mills, Hills, Joe, Martin, Antenore

MOTION No.: 14465

12. 97.156K (IONIN)

1600 SCOTT STREET, east side between Sutter and Post Streets; Lots 15, 18, 19, 22, 29A, 29B, 38, & 40 in Assessor's Block 681 - Request for Determination of Significance of Shadow Impact of the Scott Street Senior Housing Complex. The project includes an environmental review, conditional use, amendments to the Zoning Map and Planning Code Text, and creation of a Special Use District.

(Continued from Regular Meeting of September 25, 1997)

SPEAKERS: None

ACTION: Without hearing, continued to 10/16/97

AYES: Chinchilla, Mills, Hills, Joe, Martin, Antenore

AT APPROXIMATELY 6:00 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

13. 97.538D (ANDRADE)

2370 BROADWAY, north side between Steiner and Fillmore Streets, Lot 027 in Assessor's Block 0563 - Request for Discretionary Review of Building Permit Application No. 9709611S, proposing to construct a deck of approximately 105 sq. ft. above an existing deck located at the rear of the building in an RH-1 (House, One-Family) District.

(Continued from Regular Meeting of September 18, 1997)

SPEAKERS: None

ACTION: Without hearing, continued to 11/13/97

AYES: Chinchilla, Mills, Hills, Joe, Martin, Antenore

14. 97.542D (BEATTY)
1459 SHOTWELL STREET, east side between Stoneman Street and Mirabel Avenue, Lot 036 in Assessor's Block 5522 - Request for Discretionary Review of Building Permit Application No. 9710732, proposing to add new windows and modify existing windows on the north property line wall in an RH-2 (House, Two-Family) District.

SPEAKERS: None

ACTION: Approved with modifications to remove new windows on north wall

AYES: Chinchilla, Mills, Hills, Joe, Martin, Antenore

15. 97.581D (BEATTY)
3332 WASHINGTON STREET, north side between Walnut Street and Presidio Avenue, Lot 009 in Assessor's Block 0984 - Request for Discretionary Review of Building Permit Application No. 9709383, proposing to construct a three-story rear addition with a fire escape in an RH-1 (House, One-Family) District.

SPEAKERS: None

ACTION: Approved as modified: to remove 3 windows that are on north property line wall

AYES: Chinchilla, Mills, Hills, Joe, Martin, Antenore

Adjournment: 6:38 p.m.

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF NOVEMBER 13, 1997

ACTION: Approved

AYES: Chinchilla, Mills, Hills, Joe, Antenore, Theoharis

ABSENT: Commissioner Martin

MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
OCTOBER 16, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
2:30 P.M.

DOCUMENTS DEPT.

MAR 26 1998

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PRESENT: Hector Chinchilla, Acting President, Dennis Antenore, Richard Hills, Beverly Mills, Cynthia Joe, Anita Theoharis

ABSENT: Martin

MEETING WAS CALLED TO ORDER BY VICE-PRESIDENT CHINCHILLA AT 2:30 P.M.

STAFF PRESENT: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 97.376CV (PUTRA)
1227 - 32ND AVENUE, west side between Lincoln Avenue and Irving Street, Lot 06 in Assessor's Block 1718: Request for Conditional Use authorization to demolish the existing one-story single-family house and replace it with a new, approximately 3,300 square feet, two-story Residential Care Facility for the elderly - non ambulatory for 12 beds per Section 209.3(c) of the Planning Code, in an RH-1(D) (House, Single-Family Detached) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of September 18, 1997)
(Proposed for Continuance to November 13, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Hills, Joe, Antenore, Theoharis

ABSENT: Martin

2. 97.376CV (PUTRA)
1227 - 32ND AVENUE, east side between Lincoln Way and Irving Street; lot 06 in Assessor's Block 1718 in an RH-1(D) (House, Single-Family Detached) District and a 40-X Height and Bulk District. OFF STREET PARKING

VARIANCE SOUGHT: Subject to Conditional Use authorization by the Planning Commission, the proposal is to demolish the existing one-story single-family house and replace it with a new, two-story Residential Care Facility for the elderly - non ambulatory for 12 beds.

(Continued from Regular Meeting of September 18, 1997)

(Proposed for Continuance to November 13, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Hills, Joe, Antenore, Theoharis

ABSENT: Martin

3. 97.487D (GORDON)
1269 LOMBARD STREET, Building Permit Application Nos. 9710402 and 9711296, Case No. 97.487D, for the property at 1269 Lombard Street, Lot 23 in Assessor's Block 501, proposing to add two stories and roof deck to the existing single-family structure at the rear of the property, and to add a new three-story over basement single-family structure at the front of the property in an RH-2 (Residential House, Two-Family) District and a 40-X Height and Bulk District.

(Proposed for Continuance to November 6, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Hills, Joe, Antenore, Theoharis

ABSENT: Martin

4. 96.717C (PEPPER)
1399 - 19TH AVENUE, northwest corner at Judah Street; Lot 21 in Assessor's Block 1774 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of three antennas mounted within a replaced cross at the top of an existing bell tower and a base transceiver station inside the existing Calvary United Methodist Church building as part of a wireless communication network in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing bell tower is approximately 49 feet in height, and the existing cross is approximately 57 feet in height. Each antenna measures approximately five feet high by eight inches wide by one inch deep. The existing cross would be replaced by a new cross of similar size and appearance and the antennas would be mounted inside the new cross. The tops of the antennas would be approximately 57 feet above sidewalk grade. The base transceiver station, which requires an area approximately 18 feet wide by seven feet deep, would be located in the building.

NOTE: On 2/6/97, following testimony, the Commission closed public

hearing and passed a motion of intent to disapprove by a vote of +6 -0.

(Continued from Regular Meeting of September 25, 1997)

WITHDRAWN

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: Patricia Vaughey

re: Special Use Districts

Judy West

re: Negative Declaration Criteria

C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of adoption: Draft minutes of 9/18/97 and 9/25/97

ACTION: Approved as drafted

AYES: Chinchilla, Mills, Hills, Joe, Antenore

ABSENT: Martin

EXCUSED: Theoharis

D. DIRECTOR'S REPORT

*** Welcome to Commissioner Anita Theoharis**

6. Status Report on 500 Divisadero

SPEAKERS: Patricia Vaughey (has requested copies of conditions of approval)

- Directed the Director to suspend the permit, calendar for CPC hearing.

7. DIRECTOR'S ANNOUNCEMENTS

8. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS &
BOARD OF SUPERVISORS (PASSMORE)

NONE

Status report of 600 Van Ness (Passmore)

E. REGULAR CALENDAR

9. 90.580C (LINDSAY)
417 STOCKTON STREET, west side between Bush and Sutter Streets, Assessor's Block 285, Lot 4. Request for Conditional Use Authorization under Section 212(e) of the Planning Code to allow conversion of seventy-four (74) residential hotel rooms (group housing) to nonresidential use (tourist hotel rooms) above the ground floor in a C-3-R (Commercial, Downtown: Retail) District and a 80-130-F Height and Bulk District.

SPEAKERS: Andre Zacks, Michael Saint John, Harold Seritzer, Bill Sorrell, Randy Shaw, Whiting Jones, Craig Ettalman, Wey Ching Kwan, George Lau, Mrs. Chan, Jane Morrison, Paul Utert

ACTION: Disapproved

AYES: Mills, Hills, Joe, Antenore, Theoharis

EXCUSED: Chinchilla

ABSENT: Martin

MOTION No.: 14466

10. 96.301MTZ (HORTON)
Amendments to the General Plan and Planning Code Text and Map to establish consistency with the Port's Waterfront Land Use Plan and adjust boundaries of the Northeastern and Central Waterfront Plans:

1. Public hearing and consideration of adoption of amendments to the Northeastern Waterfront Plan, Central Waterfront Plan, Recreation and Open Space Element, and Commerce and Industry Element of the General Plan of the City and County of San Francisco. These amendments to the General Plan are proposed to establish consistency with the Port's Waterfront Land Use Plan and related Waterfront Design and Access policies and to revise or delete obsolete policies.

SPEAKERS: Meg Reilly, Mary Ann Miller, Jane Morrison, Judy West

ACTION: Approved

AYES: Chinchilla, Mills, Hills, Joe, Antenore

EXCUSED: Theoharis

ABSENT: Martin

RESOLUTION No.: 14467

2. Public hearing and consideration of adoption of amendments to the Northeastern Waterfront Plan and Central Waterfront Plan to adjust boundaries and eliminate overlapping boundaries with the Downtown Plan, Rincon Hill Plan, South of Market Plan and South Bayshore Plan, all area plans of the General Plan.

SPEAKERS: Meg Reilly, Mary Ann Miller, Jane Morrison, Judy West

ACTION: Approved

AYES: Chinchilla, Mills, Hills, Joe, Antenore

EXCUSED: Theoharis

ABSENT: Martin

RESOLUTION No.: 14468

3. Public hearing and consideration of adoption of amendments to the Planning Code Text Sections 240 through 240.3, Northern Waterfront Special Use District, Sections 102.14, 124, 161, 205.1, 227(s), 263.2, 263.3. The amendments to the Northern Waterfront Special Use District would provide procedures for the Joint (interagency) Design Review Committee, delete the requirement that all non-maritime uses seek conditional use authorization, replace it with the underlying zoning controls in combination with design review, allow reductions in parking, and other modifications affecting the land under the jurisdiction of the Port of San Francisco.

SPEAKERS: Meg Reilly, Mary Ann Miller, Jane Morrison, Judy West

ACTION: Approved

AYES: Chinchilla, Mills, Hills, Joe, Antenore

EXCUSED: Theoharis

ABSENT: Martin

RESOLUTION No.: 14469

4. Public hearing and consideration of approval and amendments to the Zoning Map 1SU which would extend the Northern Waterfront Special Use Districts No.1 and 3 into the South Beach Area and transfer several seawall lots from the Northern Waterfront SUD #1 to #3.

SPEAKERS: Meg Reilly, Mary Ann Miller, Jane Morrison, Judy West

ACTION: Approved

AYES: Chinchilla, Mills, Hills, Joe, Antenore

EXCUSED: Theoharis

ABSENT: Martin

RESOLUTION No.: 14470

11. 97.577C

(LI)

1881 POST STREET, southeast corner at Fillmore Street; Lot 1 in Assessor's Block 701: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install twelve panel antennas on the roof and a base transceiver station in the basement of the existing 76-foot-high commercial

building as part of a wireless communications network in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 65-A Height and Bulk District.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Mills, Hills, Joe, Antenore, Theoharis

ABSENT: Martin

MOTION No.: 14471

12. 97.565C (HING)

2020 MARKET STREET, north side between Duboce Avenue and Church Street, Lot 01 in Assessor's Block 3536. Request for authorization of conditional use to establish a Large Self-Service Restaurant/Bakery (defined as a Large Fast-Food Restaurant under Section 790.90 of the Planning Code) in an NC-3 (Moderate-Scale) Neighborhood Commercial District. The proposal is to establish a Noah's Bagels bakery approximately 1,900 square feet in size with indoor and outdoor seating for about 49 persons (on the Safeway site)

SPEAKERS: Kimberly Smith

ACTION: Approved with conditions as modified:

5. The Project Sponsor recognizes the existence of and improvements proposed for the nearby recycling center at the east end of the Safeway site and believes that the operation of the recycling center will have no adverse effect on the proposed restaurant. However, it is also noted that the recycling center will have a neighborhood liaison to resolve any potential conflicts.

AYES: Chinchilla, Mills, Hills, Joe, Antenore, Theoharis

ABSENT: Martin

MOTION No.: 14472

13. 97.605C (HING)

2020 MARKET STREET, north side between Duboce Avenue and Church Street, Lot 01 in Assessor's Block 3536. Request for conditional use authorization to establish a Large Self-Service Restaurant (defined as a Large Fast-Food Restaurant under Section 790.90 of the Planning Code) in an NC-3 (Moderate-Scale) Neighborhood Commercial District. The proposal is to establish a World Wrapps restaurant approximately 1,570 square feet in size (on the Safeway site) with indoor seating for about 45 persons and outdoor seating for 12 persons.

SPEAKERS: Kimberly Smith

ACTION: Approved with conditions as modified:

5. The Project Sponsor recognizes the existence of and improvements proposed for the nearby recycling center at the east end of the Safeway site and believes that the operation of the recycling center will have no

adverse effect on the proposed restaurant. However, it is also noted that the recycling center will have a neighborhood liaison to resolve any potential conflicts.

AYES: Chinchilla, Mills, Hills, Joe, Antenore, Theoharis

ABSENT: Martin

MOTION No.: 14473

14. 97.580EZ (ROSETTER)

FOURTEENTH ST./SOUTH VAN NESS HEIGHT LIMIT: Consideration of a proposal to amend the Planning Code's Zoning Map to change the height limit of the block bounded by Mission Street, Fourteenth Street, South Van Ness Avenue, and Division Street (Central Freeway) from a 40-X height and bulk limit to a 65-B height and bulk limit.

SPEAKERS: None

ACTION: Approved

AYES: Chinchilla, Mills, Hills, Joe, Antenore, Theoharis

ABSENT: Martin

RESOLUTION No.: 14474

15. 97.449T (ROSETTER)

ABBREVIATED INSTITUTIONAL MASTER PLAN AMENDMENT:

Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Section 304.5 to allow an abbreviated institutional master plan (IMP) rather than a full IMP in cases where an institution plans to occupy less than one acre and doesn't anticipate any future expansion to a site greater than one acre. Currently, the Code allows an abbreviated IMP only for institutions occupying less than one acre in 1978 and planning no expansion.

SPEAKERS: Dror Schneider, Steve Vettel

ACTION: Approved

AYES: Chinchilla, Mills, Hills, Joe, Antenore, Theoharis

ABSENT: Martin

RESOLUTION No.: 14475

16. 97.156K (IONIN)

1600 SCOTT STREET, east side between Sutter and Post Streets; Lots 15, 18, 19, 22, 29A, 29B, 38, & 40 in Assessor's Block 681 - Request for Determination of Significance of Shadow Impact of the Scott Street Senior Housing Complex. The project includes a environmental review, conditional use, amendments to the Zoning Map and Planning Code Text, and creation of a Special Use District.

(Continued from Regular Meeting of October 9, 1997)

SPEAKERS: None

ACTION: Approved - Voice Vote Only

AYES: Chinchilla, Mills, Hills, Joe, Antenore

EXCUSED: Theoharis

ABSENT: Martin

17. 97.206E (WONG)
1438 HARRISON STREET, 15-Unit Live/Work: Northside at 11th Street, Lot 19 in Assessor's Block 3520. Appeal of Preliminary Negative Declaration. The proposal is to construct 15 live/work units in one building at 1438 Harrison Street. The project site is an unsurfaced vacant lot currently used for vehicle parking. The existing 5,000 square-foot lot would contain a new 55-foot high structure consisting of four stories including two mezzanine levels. The ground floor level would contain a 10-space parking garage with access from Harrison Street. The proposed project is located in an SLR (Service/Light Industrial/Residential) Zoning District.

(Continued from Regular Meeting of September 25, 1997)

SPEAKERS: Michael Sinksan, Steven Vettel, Judy West, Stanley Wong, Paul Chow, Daniel Lau

ACTION: Negative Declaration upheld

AYES: Chinchilla, Mills, Hills, Joe, Antenore, Theoharis

ABSENT: Martin

MOTION No.: 14476

AT APPROXIMATELY 4:30 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

18. 97.556D (WASHINGTON)
545-547 WISCONSIN STREET, Lot 023 in Assessor's Block 4069 - Request for Discretionary Review of Building Permit Application No. 9710989, proposing to construct a 4th level master bedroom suite, and open deck on an existing 2-unit building, in an RH-2 (House, Two Family) District.
(Continued from Regular Meeting of September 18, 1997)
NOTE: On 9/18/97, following testimony, the Commission closed public hearing and continued this matter to 10/16/97 by a vote 4-0 with commissioners Joe absent and commissioner Chinchilla excused.

SPEAKERS: None

ACTION: Continued to 11/6/97

AYES: Chinchilla, Mills, Hills, Joe, Antenore, Theoharis

ABSENT: Martin

EXCUSED: Theoharis

19. 97.659D (BEATTY)
2019 LAKE STREET, south side between 21st and 22nd Avenue, Lot 040 in Assessor's Block 1381 - Discretionary Review of Building Permit Application No. 9713601, proposing the merger of three existing dwelling units into a

single family dwelling in an RH-2 (House, Two Family) District.

SPEAKERS: Mr. & Mrs. Billings

ACTION: Approved as proposed

AYES: Chinchilla, Mills, Hills, Joe, Antenore, Theoharis

ABSENT: Martin

**ROOM 404,
BOARD OF SUPERVISOR'S CHAMBER
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
5:00 P.M.**

REGULAR CALENDAR:

20. 97.146C (ZWIERZYCKI)

STONESTOWN GALLERIA SHOPPING CENTER, Lots 21 and 22 in Assessor's Block 7295 and Lots 5 through 10 in Assessor's Block 7296, bounded by Buckingham Way to south and southwest, the intersection of Buckingham Way and Winston Drive to the west, 19th Avenue (Hwy 1) to the east, and parallel to Eucalyptus Drive to the north.-- Request for Conditional Use authorization under Section 178(c) of the Planning Code to amend the previously authorized Conditional Use/ Planned Unit Development (Case No. 83.98C/ Motion No. 10774), by demolishing an existing 12,901 sq. ft. cinema (2 screens and 904 seats); constructing a new 85,000 sq. ft. multiplex cinema (16 screens and 4,500 seats) and 34,000 sq. ft. retail store; replacing an approved (but never constructed) 1,040-stall parking structure with a 900-stall parking structure; expanding the basement of an existing retail store (presently occupied by Good Guy's) by 12,000 sq. ft.; redesigning and providing additional loading areas; and installing traffic signals at the intersections of Winston Drive/ Buckingham Way, 20th Avenue/ Winston Drive; and 20th Avenue/Buckingham Way, within the C-2 Community Business District, and 65-D Height and Bulk District. This proposal would require an exception from Planning Code standards on bulk.

(Continued from Regular Meeting of September 25, 1997)

SPEAKERS: James Murphy, Dave Bisbhill, Tim Colon, Jim Hirlivy, Bill Snider, Joseph Walsh, Bernard Crotty, Adina Rosemary, Betty Clark,

ACTION: Continued indefinitely by the Chair

Adjournment: 6:05 P.M.

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR

MEETING OF NOVEMBER 13, 1997

ACTION: Approved

AYES: Chinchilla, Mills, Hills, Joe, Antenore, Theoharis

ABSENT: Martin

971016.min

**MINUTES OF SPECIAL OF MEETING
OF THE
SAN FRANCISCO
PLANNING COMMISSION
THURSDAY
OCTOBER 16, 1997
ROOM 430, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:00 P.M.**

PRESENT: Hector Chinchilla, Vice-President, Dennis Antenore, Richard Hills,
Beverly Mills, Cynthia Joe, Anita Theoharis

ABSENT: Martin

MEETING WAS CALLED TO ORDER BY VICE-PRESIDENT CHINCHILLA AT 1:10 P.M.

STAFF PRESENT: Gerald Green - Director of Planning, Linda Avery - Commission Secretary

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public on all matters pertaining to the closed session. Each member of the public may address the Commission for up to three minutes.

SPEAKERS: None

B. EXECUTIVE SESSION:

Pursuant to California Government Code §54957 and San Francisco Administrative Code §67.10 (b), the Planning Commission will convene in closed session for the evaluation of a public employee: Gerald G. Green, Director of Planning.

Reconvene in open session to vote whether to disclose any or all discussions held in closed session (San Francisco Administrative Code Section 67.14(a).)

ACTION: MOTION TO NOT DISCLOSE

AYES: Hector Chinchilla, Dennis Antenore, Richard Hills, Beverly Mills,
Cynthia Joe, Anita Theoharis

ABSENT: Martin

Adjournment: 2:14 P.M.

MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
OCTOBER 23, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

MAR 26 1998

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PRESENT: Hector Chinchilla - Vice-President, Dennis Antenore, Richard Hills,
Cynthia Joe, Larry Martin, Beverly Mills

ABSENT: Anita Theoharis

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:45 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore -
Zoning Administrator, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 97.213C (PEPPER)
1900 19TH AVENUE (ALSO KNOWN AS 1199 ORTEGA STREET),
southeast corner at Ortega Street; Lot 28 in Assessor's Block 2116: --
Request for Conditional Use authorization under Section 710.83 of the
Planning Code to install six antennas, one microwave dish, and three
equipment cabinets on the roof of the existing U. S. Post Office building as
part of a wireless communication network in an NC-1 (Neighborhood
Commercial Cluster) District and a 40-X Height and Bulk District. The
antennas, dish, and equipment cabinets are part of a wireless transmission
network operated by PageNet. The existing building is approximately 45 feet
in height. The antennas measure approximately eight feet high by three
inches in diameter. The tops of the antennas would be approximately 56 feet
above sidewalk grade. The microwave dish is approximately four feet in
diameter and the top of the dish would be approximately 49 feet above grade.
The equipment cabinets measure four feet high by four feet wide by two feet
deep and would be on the roof.

(Continued from Regular Meeting of August 21, 1997)

(Proposed for Continuance to January 23, 1998)

SPEAKERS: Michael T. Foley

re: opposed to 1900-19th Avenue antennas installation and continuance.

ACTION: Continued as proposed

AYES: Chinchilla, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

ABSENT: Anita Theoharis

2. 97.226D (ARCE)

2959 - 21ST AVENUE, west side between Sloat Boulevard and Ocean Avenue, Lot 004A in Assessor's Block 7205 - Request for Discretionary Review of Building Permit Application No. 9701592, proposing to add a new floor to the existing one-story over-basement single-family dwelling and the construction of interior partitions to create one social room, a laundry room, two bathrooms and one guest room in the basement area in an RH-1(D) (House, One-Family, Detached) District.

(Continued from Regular Meeting of September 4, 1997)

NOTE: On 6/12/97, following testimony, the Commission closed public hearing and continued this matter to 7/17/97.

(Proposed for Continuance to November 20, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

ABSENT: Anita Theoharis

3. 97.214C (OMOKARO)

1 TAPIA DRIVE, north west corner of 19th and Holloway Avenues; Lot 005, Assessor's Block 7299 -- Request for conditional use authorization under Section 234.2(a) of the Planning Code to install a total of 3 antennas on the penthouse and one base transceiver station located inside the penthouse as part of wireless communication network in a P (Public Use) District, in the Lakeshore Neighborhood and 40-X Height and Bulk Districts.

(Continued from Regular Meeting August 21, 1997)

(Proposed for Continuance to January 23, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

ABSENT: Anita Theoharis

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in

the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: Carl Bryant

Re: Antennas on 19th Avenue

Deborah Walker

Re: Market rate live/work projects

Jade

Re: 500 Divisadero - Burger King

Patricia Vaughey

Re: - 500 Divisadero

- Blockbuster at 2460 Lombard

Mary Anne Miller

Re: 2600 block of 26th Avenue

John Bardin

Re: request for public hearing on 524-28th Avenue - non enforcement of city ordinances

Judy West

Re: Department revised work plan as relates to live/work projects

C. COMMISSIONERS' QUESTIONS AND MATTERS

Antenore: concerned about a number of items raised.

D. DIRECTOR'S REPORT

- Publication (Multimedia)

- Department Work Program on 11/6

- 500 Divisadero

4. DIRECTOR'S ANNOUNCEMENTS

5. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

(PASSMORE)

None

E. REGULAR CALENDAR

6. 97.636C (ZWIERZYCKI)

2121 & 2145 - 19TH AVENUE, west side between Quintara and Rivera Streets, Lots 33 and 34 in Assessor's Block 2198 -- Request for Conditional Use authorization under Section 209.6(b) to install a total of six Sprint panel

antennas encased in a fiberglass cylinder on the rooftop of an existing two-story office building (2145 - 19th Avenue), and one base transceiver station on the second floor of an adjacent two-story office building (2121 - 19th Avenue), as part of a wireless communication network in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

SPEAKERS: Sharon Miller, Gizelle Cazador, Michael Foley

ACTION: Continued to 11/13/97

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Martin

ABSENT: Theoharis

7. 97.595C (KOMETANI)
470 GREEN STREET, north side between Grant and Kearny; Lot 19 in Assessors Block 115: Request for Conditional Use authorization under Section 722.41 of the Planning Code to allow the service of liquor at an existing full service restaurant in the North Beach Neighborhood Commercial District.

SPEAKERS: None

ACTION: Approved with conditions

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Martin

ABSENT: Theoharis

MOTION No.: 14477

8. 97.596C (LI)
308 COLUMBUS AVENUE, east side between Fresno Street and Broadway; Lot 13 in Assessor's Block 145: -- Request for Conditional Use authorization under Section 714.27 of the Planning Code to extend the hours of operation for a small self-service restaurant in the Broadway Neighborhood Commercial District and a 65-A Height and Bulk District.

SPEAKERS: None

ACTION: Approved with conditions

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Martin

ABSENT: Theoharis

MOTION No.: 14478

9. 97.426C (OMOKARO)
2541 SAN BRUNO AVENUE, Lot 32 in Assessor's Block 5438; eastside between Felton and Burrows Streets -- Request for Conditional Use Authorization to remove one off-street parking space as allowed by Planning Code Section 161(j), in an NC-2 (Small-Scale Neighborhood Commercial) Zoning District with a 40-X Height and Bulk Designation.
(Continued from Regular Meeting of October 9, 1997)

SPEAKERS: None

ACTION: Disapproved

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Martin

ABSENT: Theoharis

MOTION No.: 14479

10. (BAUMAN)

CIVIC CENTER HISTORIC DISTRICT IMPROVEMENT PROJECT.

Informational presentation. The Planning Department is working with an interdepartmental team led by the Department of Public Works to develop a plan for the improvement of the public spaces in the Civic Center. The plan aims to complement the ongoing building upgrades by renovating Civic Center Plaza in the spirit of the original 1912 design, by improving the Fulton Street Mall, by developing a street scape plan for the district, and by developing programming and public outreach programs.

SPEAKERS: Jorge Alfaro, John Thomas, Jim Haas, David Bahlman, Michael Levin

ACTION: Public hearing closed. Meeting held

11. 97.228E (PARKER)

2501 HARRISON STREET, southeast corner of Harrison and 21st Street, Lot 32 in Assessor's Block 4147 -- Appeal of a Preliminary Negative Declaration. Proposed project would construct two 40-foot high, three-story buildings that would each contain 16 live/work units and 16 off-street parking spaces at 2501 Harrison Street. The existing building on the approximately 18,750 square foot site would be demolished. The proposed project is located in an C-M (Heavy Commercial) Zoning District.

(Continued from Regular Meeting of September 11, 1997)

SPEAKERS: None

ACTION: Without hearing continued to 11/13/97

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Martin

ABSENT: Theoharis

12. 97.436C (LINDSAY)

400 BEALE STREET, southwest corner of Beale and Harrison Streets, Assessor's Block 3766, Lot 5. Request for Conditional Use Authorization under Section 253 of the Planning Code to allow a structure over 40 feet in height on the RC-4 portion of the site, under Section 249.1(b)(1)(C) of the Code to allow 100 percent site coverage on the sloping site, under Section 215 of the Code to allow dwelling units on the M-1 portion of the site and under Section 271 of the Code to allow exceptions to the bulk limits in the "R" Bulk District. The applicant also requests approval of the project as a Planned Unit Development under Section 304 of the Planning Code to allow exceptions to density and Floor Area Ratio (FAR) limits in the M-1 portion of the site, to reduce the setback along Harrison Street above 50 feet and to

allow parking within 25 feet of the Beale Street frontage on the second floor in the RC-4 portion of the site. The site, which is within the Rincon Hill Special Use District and adjacent to a Bay Bridge anchorage, is in two zoning districts, two subdistricts of the Special Use District and two height and bulk districts. The northerly portion of the site is within an RC-4 (Residential-Commercial Combined - High Density) District, the Rincon Hill Residential Subdistrict and a 200-R Height and Bulk District. The southerly portion of the site is within an M-1 (Light Industrial) District, the Rincon Hill Commercial/ Industrial Subdistrict and an 84-X Height and Bulk District. The proposal is to develop the site with up to 245 dwelling units, up to 248 parking spaces and approximately 2,500 square feet of ground floor retail use.

SPEAKERS: Joe LaTorre, Steven Vettel, Richard Cristiani, Dwayne Carlson, Andrew Brooks, Sue Hutnets, Steen Strand, Jane Hatch, Arask Monmah, Brian Bock, Jane Krugger, Steve Kovacs, Judy West, Stan Smith

ACTION: Approved with conditions as modified:

- Strike all ref. To the off-site affordable housing component and base 10% affordability factor on total number of housing units.

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Martin

ABSENT: Theoharis

MOTION No.: 14480

13. 97.156T (BILLOVITS)

1600-1608 SCOTT STREET, 2158-2180 POST STREET, 2251-2267

SUTTER STREET: Lots 15, 18, 19, 22, 29A, 29B, 38 and 40 in Assessor's Block 681 - Amendment to the Planning Code to add Section 249.20 creating the Scott Street Senior Housing Special Use District, allowing the following exceptions from Code requirements upon approval as a Conditional Use by the Planning Commission: residential density bonus of up to 34 additional senior dwelling units with limited cooking facilities, relocation of residential density, modifications or exceptions to requirements for front setback, rear yard depth, useable open space, dwelling unit exposure, off-street parking, off-street loading, height limits on elevator penthouses, and use limitations to allow office uses in the RH-3 District.

SPEAKERS: Linda Hammond, Steven Williams, Sally Cancelmo, Daniel Wilson, Steve Erb, Ian Berke, Courtney Clarkson, Robert Heller, Jan Bolaffi, David Bahlman, Eve Burnstein, Libby Denebeim, Norma Satten, Rick Holiday

ACTION: Approved

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Martin

ABSENT: Theoharis

MOTION No.: 14481

14. 97.156T

1600-1608 SCOTT STREET, 2158-2180 POST STREET, 2251-2267 SUTTER STREET; Lots 15, 18, 19, 22, 29A, 29B, 38 and 40 in Assessor's Block 681 - Amendment to the Planning Code to add Section 263.15 to create special height and bulk controls for the Scott Street Senior Housing Special Use District, allowing exceptions to the 50-X and 65-A Height and Bulk District standards up to a maximum of the 70-J Height and Bulk District standards, upon approval of a Conditional Use Authorization by the Planning Commission.

SPEAKERS: Linda Hammond, Steven Williams, Sally Conselmo, Daniel Nilka, Steve Erb, Ian Burke, Courtney Clarkson, Robert Miller, Jan Bolaffi, David Bahlman, Eve Burnstein, Libby Diddiman, Norma Satten, Rick Holiday

ACTION: Approved

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Martin

ABSENT: Theoharis

MOTION No.: 14481

15. 97.156Z

(BILLOVITS)

1600-1608 SCOTT STREET, 2158-2180 POST STREET, 2251-2267 SUTTER STREET; Lots 15, 18, 19, 22, 29A, 29B, 38 and 40 in Assessor's Block 681 - Amendment to the Zoning Map to create and delineate the Scott Street Senior Housing Special Use District to include the above properties.

SPEAKERS: Linda Hammond, Steven Williams, Sally Conselmo, Daniel Nilka, Steve Erb, Ian Burke, Courtney Clarkson, Robert Miller, Jan Bolaffi, David Bahlman, Eve Burnstein, Libby Diddiman, Norma Satten, Rick Holiday

ACTION: Approved

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Martin

ABSENT: Theoharis

MOTION No.: 14481

16. 97.156Z

(BILLOVITS)

1600-1608 SCOTT STREET, 2158-2180 POST STREET, 2251-2267 SUTTER STREET; Lots 15, 18, 19, 22, 29A, 29B, 38 and 40 in Assessor's Block 681 - Amendment to the Zoning Map to change the Height and Bulk District classifications for Lots 15, 18, 19, 22 and 40 from 65-A to 65A-70J, and for Lots 29A, 29B and 38 from 50-X to 50X-70J.

SPEAKERS: Linda Hammond, Steven Williams, Sally Conselmo, Daniel Nilka, Steve Erb, Ian Burke, Courtney Clarkson, Robert Miller, Jan Bolaffi, David Bahlman, Eve Burnstein, Libby Diddiman,

Norma Satten, Rick Holiday

ACTION: Approved

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Martin

ABSENT: Theoharis

MOTION No.: 14481

17. 97.156C (BILLOVITS)
1600-1608 SCOTT STREET, 2158-2180 POST STREET, 2251-2267
SUTTER STREET; Lots 15, 18, 19, 22, 29A, 29B, 38 and 40 in Assessor's
Block 681 -- Request for a Conditional Use Authorization to demolish a four-
unit residential building at 2180 Post Street and construct an assisted living
senior housing complex in a seven story building containing 118 dwelling
units, 37 rooms of residential care housing, approximately 27,200 square-feet
of office space and about 72 parking spaces in an NC-3 (Moderate-Scale
Neighborhood Commercial) District, an RH-3 (Residential House, Three-
Family) District, the proposed Scott Street Senior Housing Special Use District
and the proposed 50X-70J and 65A-70J Height and Bulk Districts, per Code
Sections 121.1, 121.2, 209.1(h), 253, 712.39 and proposed Sections 249.20
and 263.15. Conditional Use approval is required for lot size, non-residential
use size and residential demolition in the NC-3 District, a base residential
density of one dwelling unit per 1,000 square-feet of lot area in an RH-3
District, and the exceptions provided for in the proposed Scott Street Senior
Housing Special Use District listed above.

**SPEAKERS: Linda Hammond, Steven Williams, Sally Conselmo, Daniel
Nilka, Steve Erb, Ian Burke, Courtney Clarkson, Robert Miller,
Jan Bolaffi, David Bahlman, Eve Burnstein, Libby Diddiman,
Norma Satten, Rick Holiday**

ACTION: Approved with conditions as modified:

13. except that the Applicant shall be allowed to rent on-site parking
spaces to neighborhood residents during evening and nighttime
hours to the extent that on-site uses in fact leave unoccupied
spaces during these items.

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Martin

ABSENT: Theoharis

MOTION No.: 14482

6:10 P.M.

18. (MONTAÑA)
MISSION BAY SOUTH PRELIMINARY PLAN, proposal for Adoption for an
approximately 238 acre land area generally bounded by Channel Street to the
north, Terry Francois Boulevard to the east, Mariposa Street to the south and

Seventh/Pennsylvania Streets to the west and containing all or portions of Assessor's Blocks 3809, 3810, 3813, 3819, 3832, 3835, 3827, 3838, 3839, 3840, 3841, 3849, 3850, 3851, 3852, 3853, 3880, 3892, 3940, 3942, 3943, 3944, 3948, and 3992.

The Commission will review of findings of consistency with the General Plan and will consider adoption of a Preliminary Plan for a Mission Bay South Redevelopment Project Area which would encourage development of residential uses including both market rate and low-income affordable housing; retail uses including neighborhood-serving and general retail space; commercial and industrial uses including medical research laboratories, business services, industrial and wholesale activities and professional office uses; a 500 room hotel; a post-secondary educational institution for the University of California at San Francisco (UCSF); active and passive open space and recreational facilities; a transportation network accommodating parking and pathways for automobiles, trucks, transit, pedestrians and bicycles; community facilities; and public and private infrastructure. The Preliminary Plan describes generalized land uses, density of uses, the layout of principal streets, the purposes/objectives of establishing a Redevelopment Project Area therein, a general discussion of impacts, and how the plan would conform to the City's General Plan.

Please note that on December 12, 1996, by Resolution No.14255, the Planning Commission adopted a Preliminary Plan for Mission Bay North. Subsequent to the adoption of a Mission Bay South Preliminary Plan by the Planning Commission, a Draft Environmental Impact Report (DEIR) is expected to be published in January 1998 which would analyze potential environmental impacts of both the proposed Mission Bay North and South Redevelopment Plans. For further information, please contact planner Susana Montaña at (415) 558-6313.

SPEAKERS: Jim Fitch, Dick Millett, Coreen Woods, Judy West, Stan Smith

ACTION: Approved as modified

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Martin

ABSENT: Theoharis

MOTION No.: 14483

AT APPROXIMATELY 4:30 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

19. 97.380D

(ARCE)

423 - 35TH AVENUE, west side between 35th and 36th Avenues, Lot 005 in Assessor's Block 1467 - Request for Discretionary Review of Building Permit Application No. 9702211, proposing the demolition of a one-story over-basement single-family dwelling and the construction of a three-story over-garage two-family

dwelling in an RH-2 (House, Two-Family) District.

(Continued from Regular Meeting of August 21, 1997)

SPEAKERS: None

ACTION: Without hearing continued to 11/20/97

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Martin

ABSENT: Theoharis

20. 97.318D (ANDRADE)
1114 FOLSOM STREET, lot 13, in Assessor's Block 3730 - Request for Discretionary Review of Building Permit Application No. 9712263 - project is to convert existing building to 15 live/work units with off-street parking for 15 cars. A new top floor will be added.

Discretionary Review Withdrawn

21. 97.639D (BAÑALES)
10 RENO PLACE, Lot 034 in Assessor's Block 0133, Request for Discretionary Review of Building Permit Application No. 9710678 - proposing to expand the existing third (upper) floor by six feet to match the front building wall, and to add a roof deck and stair penthouse on the roof in an RM-1 (Residential, Mixed, Low Density)

Discretionary Review withdrawn

Adjournment: 6:40 P.M.

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING ON NOVEMBER 13, 1997

ACTION: Approved

AYES: Chinchilla, Mills, Hills, Joe, Antenore, Theoharis

ABSENT: Martin

971023.min

CORRECTION

MINUTES OF THE SAN FRANCISCO PLANNING COMMISSION REGULAR MEETING

THURSDAY
OCTOBER 23, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

PRESENT: Hector Chinchilla - Vice-President, Dennis Antenore, Richard Hills,
Cynthia Joe, Larry Martin, Beverly Mills

ABSENT: Anita Theoharis

B. ITEMS TO BE CONTINUED

4. 97.205E (KALAHAR)
599 THIRD STREET, New construction of a 24 unit live/work building on Third Street, between Brannan Street and Varney Place. The 9,680 square foot site is currently vacant and utilized as a parking lot. The proposed project, located on Assessor's Block 3775, lot 23, would construct a three-story, 45' tall live/work building with parking for 12 vehicles. The site is now paved with no permanent or semi-permanent structures. The surrounding area consists of service, light industrial, live/work and commercial land uses. The site is within the SLI (Service/Light Industrial) zoning district, and the 40-X height-bulk district.
(Proposed for Continuance to December 11, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills

ABSENT: Anita Theoharis

Adjournment

AMENDED
MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
NOVEMBER 6, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
2:30 P.M.

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PRESENT: Hector Chinchilla - President, Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills, Anita Theoharis

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 2:35 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Adam Light, Elizabeth Gordon, Julian Banales, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 97.310C (MILLER)
1827 SILLIMAN STREET, south side between Valmar Terrace and Madison Street; Lot 41 in Assessor's Block 5943-- Request for authorization of a CONDITIONAL USE to permit EXPANSION OF AN EXISTING RESIDENTIAL CARE FACILITY from 18 to 24 residents in an RH-1 (House, One-Family) District.

(Proposed for Continuance to November 13, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Hills, Antenore, Martin, Joe, Theoharis

2. 97.513C (MILLER)
3579 FOLSOM STREET, (aka 495 Chapman Avenue), southeast corner at Chapman Avenue; Lot 42 in Assessor's Block 5627-- Request for authorization of a CONDITIONAL USE to create one lot with a width of FEWER THAN 25 FEET in an RH-1 (House, One-Family) District.
(Proposed for Continuance to November 13, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Hills, Antenore, Martin, Joe, Theoharis

3. 97.360A (GORDON)

290 UNION STREET, The James McEvoy House, north side between Sansome and Montgomery Streets, Lot 15 in Assessor's Block 106: Request for a Certificate of Appropriateness for the "demolition", as defined by Planning Code Section 1005(f) and reconstruction of a Contributory Altered Single Family Building pursuant to Article 10 of the Planning Code. The subject property, within the Telegraph Hill Historic District, is zoned RH-3 (Residential-House, Three-Family) District and is in an 40-X Height and Bulk District.

(Continued from Regular Meeting of August 28, 1997)

(Proposed for Continuance to December 4, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Hills, Antenore, Martin, Joe, Theoharis

4. 97.435C (PEPPER)

2157-2159 LOMBARD STREET, south side between Fillmore and Steiner Streets; Lot 29 in Assessor's Block 510: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install six antennas on the facade and one base transceiver station on the roof of the existing three-story building as part of a wireless communication network in an NC-3 (Moderate Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 40 feet in height. The antennas measure approximately five feet high by eight inches wide. The antennas would be mounted on the facade of the building, and the tops of the antennas would be flush with the top of the parapet, which is approximately 40 feet above sidewalk grade. The base transceiver station measures approximately 14 feet wide by 12 feet deep and would be on the intermediate-level roof.

(Continued from Regular Meeting of September 25, 1997)

(Proposed for Continuance to November 20, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Hills, Antenore, Martin, Joe, Theoharis

5. 97.496E (BLOMGREN)

1025 - 17TH STREET, south side mid-block between Pennsylvania Avenue and Mississippi Street, Lot 14 Block 3987 - Appeal of a Preliminary Negative

Declaration. The proposed project would construct a 4-story, 50 foot high building that would contain 10 live/work units and 10 off-street parking spaces at 1025 - 17th Street. The existing 3,946 square foot site is currently vacant. The proposed project is located in an (M-2) (Heavy Industrial) Zoning District.
(Proposed for Continuance to December 11, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Hills, Antenore, Martin, Joe, Theoharis

6. 97.329C (OMOKARO)
1200 GOUGH STREET, southeast corner of Geary Boulevard; Lot 171 and 35 in Assessor's Block 713 -- Request for Conditional Use authorization under Section 303 of the Planning Code to install a total of 12 panel antennas on the existing mechanical penthouse and an equipment shelter inside the existing penthouse as part of a wireless communications network in an RM-4 (Residential, Mixed Districts, High Density) District and a 240-E Height and Bulk District.
WITHDRAWN

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: Sue Hestor

Re: Notice provisions of live/work projects

Patricia Vaughey

Re: - Planners space on ground floor of Department building

- Safeguards on new computer system

C. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of Adoption: Draft minutes from 10/9/97, 10/16/97, 10/23/97

ACTION: Continued to 10/13/97

AYES: Chinchilla, Mills, Hills, Antenore, Martin, Joe, Theoharis

Antenore: Take up matter raised by Ms. Hestor on Notice provisions on live/work projects - would like this calendared.

D. DIRECTOR'S REPORT

8. Status Report on 500 Divisadero**SPEAKERS:** Jim Hutchinson, Deputy Director, DBI,

Chinchilla: Anytime CPC has requested a red flag - it is to be done in writing CPC to ask for response from DBI

Dennis Quinn, Patricia Vaughey, Deborah Glen Rogers, Cynthia Marcucci, David Pietrzyk, Marc Lorenzen, Sameer Nasser, Valeir Hartwig, Antelo Gillem, Enid Braveman, Greg Hansen, William Mosely, Cam Wilson, Holly Thuman, Robin Endres, Wanda Konink

ACTION: Public hearing closed. Continued to 11/13/97

- Staff to provide original permit application document.

- No - CPC can not interpret CU's .

9. Department Work Program**ACTION:** Continued to 11/13/9710. DIRECTOR'S ANNOUNCEMENTS

None

11. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

(PASSMORE)

None

E. REGULAR CALENDAR

13. 97.292C (BEATTY)

1650 BALBOA STREET (aka 594 18TH AVENUE), Lot 25 in Assessor's Block 1560, northeast corner of Balboa Street and 18th Avenue -- Request for Conditional Use authorization under Planning Code Section 710.44 for a change of use from a Retail Coffee Store to a Small Self-Service Restaurant in an NC-1 (Neighborhood Commercial, Cluster) District and a 40-X Height and Bulk District.**SPEAKERS:** None**ACTION:** Approved with conditions as drafted**AYES:** Mills, Hills, Antenore, Joe, Martin, Theoharis**ABSENT:** Chinchilla**MOTION No.:** 14484

14. 97.531C (LIGHT)

1940 MCALLISTER STREET, north side of street between Lyon and Central Streets; Lot 11 in Assessor's Block 1159: -- Request for Conditional Use authorization per Section 209.9(f) of the Planning Code to allow a live/work

unit to replace the existing non-conforming commercial use in an existing residential and commercial building in an RM-1 Residential Mixed, Low Density District and a 40-X Height and Bulk District.

SPEAKERS: Jeremy Paul

ACTION: Approved with conditions as modified: **Condition #4: Delete requirement for deck and require railing at foot of fire escape stairs.**

AYES: Chinchilla, Mills, Hills, Joe, Martin,

NOES: Antenore, Theoharis

MOTION No.: 14485

15a. 97.576CV

(LIGHT)

7777 GEARY BOULEVARD, southeast corner at 42nd Avenue; Lot 61 in Assessor's Block 1503: -- Request for Conditional Use authorization to allow the expansion of an existing religious institution (Chinese Seventh Day Adventist Church) in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District. Expansion is to provide space for community gathering facility, religious education, accessory office, and handicap toilets and ramps.

SPEAKERS: Christen Marshall, Maria DeLotti, Thomas Lew,

ACTION: Approved with conditions as modified:

Correct: Change address as stated in condition #1 to 7777 Geary Blvd.

Modified: - sound proof outer walls

- move wall by 4 ft. To accommodate neighbors light well.

AYES: Chinchilla, Mills, Hills, Joe, Martin, Antenore, Theoharis

MOTION No.: 14486

15b. 97.576CV

(LIGHT)

7777 GEARY BOULEVARD, southeast corner at 42nd Avenue, Lot 61 in Assessor's Block 1503 in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District. REAR YARD VARIANCE SOUGHT: Subject to Conditional Use Authorization by the Planning Commission, the proposal is to expand an existing religious institution (Chinese Seventh Day Adventist Church). Expansion is to provide space for community gathering facility, religious education, accessory office, and handicap toilets and ramps. The existing church building is an existing legal non-conformity because part of the building lies within the required rear yard. A rear yard variance is required because part of the addition is a second floor expansion to a part of the church that already extends into the required rear yard.

ACTION: Zoning Administrator closed public hearing and has taken the matter under advisement.

16. 97.683C (PEPPER)
4141 GEARY BOULEVARD, south side between 5th and 6th Avenues; Lot 003 in Assessor's Block 1539: -- Request for Conditional Use authorization under Sections 712.83 and 209.6(b) of the Planning Code to install three antennas and one equipment cabinet on the roof of the existing building as part of a wireless communication network in an NC-3 (Moderate Scale Neighborhood Commercial) District and RM-1 (Residential, Mixed, Low Density) District and an 80-E Height and Bulk District.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Mills, Hills, Joe, Martin, Antenore, Theoharis

MOTION No.: 14487

17. 97.697C (PEPPER)
2155 WEBSTER STREET, northwest corner at Sacramento Street; Lots 034, 037, and 038 in Assessor's Block 629: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install three antennas and one equipment cabinet on the roof of the existing building as part of a wireless communication network in an RM-1 (Residential, Mixed, Low Density) District and a 160-F Height and Bulk District.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Mills, Hills, Joe, Martin, Antenore, Theoharis

MOTION No.: 14488

18. 97.072D (GORDON)
2298 UNION STREET, north east corner with Steiner Street, Lot 021 in Assessor's Block 0534 - Six month status report regarding the approval of Building Permit Application No.9703103 which allowed interior and exterior alterations to an existing large fast-food restaurant as defined by Planning Code Section 790.90 in the Union Street Neighborhood Commercial Zoning District. On March 6, 1997 the Planning Commission approved the continuation of the existing nonconforming use (d.b.a. Rose Café) with conditions proposed by the neighborhood and the project sponsor, contingent on Commission review of these conditions at the first Planning Commission hearing in November of 1997.

SPEAKERS: Patricia Vaughney, David Cincotta, Reid Horan, Barbara Russo

ACTION: Extended probation for 3 months

AYES: Chinchilla, Mills, Hills, Joe, Martin, Antenore, Theoharis

19. 97.238GE (GLASNER)
725 FLORIDA STREET,. Appeal of a Preliminary Negative Declaration. The

proposal is to construct a 28-unit, 50 foot tall live/work structure with 27 parking spaces below grade at 725-727 Florida Street (Block 4081, lot 11B and a part of lot 18). A portion of the rear of the adjacent lot 18, to the south of lot 11B, would be acquired and incorporated into lot 11B for a total of 11,190 square feet of lot area. That added portion of the site (1,590 square feet) would be used to contribute rooftop open space and 360 square feet of ground level open space. The project would require demolition of approximately 2,600 square feet of workshop, office and sheds.

SPEAKERS: Sue Hestor, Judy West, Deborah Walker, Panitier Odell, Steven Miller, Mark Famollon, Bob Baum

ACTION: Negative Declaration Upheld

AYES: Chinchilla, Mills, Hills, Theoharis

NOES: Antenore, Joe, Martin

MOTION No.: 14489

AT APPROXIMATELY 4:30 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

20. 97.238D (BAÑALES)

725 FLORIDA STREET, Discretionary Review on Building Permit No.9704048S to construct 18 live/work unit. The project has been modified from the original proposal in the Preliminary Negative Declaration. The Discretionary Review has been filed by the Project Sponsor.

SPEAKERS: John Liddem, Bob Baum, Judy West, Sue Hestor, Deborah Walker, Dick Millett, Jake McGoldrich, Steven Miller, Pam O'Dell

ACTION: Following public testimony, the Commission closed public hearing and entertained a motion to approve as proposed. The motion failed to carry by a vote of +3 -3 with Commissioners Antenore, Joe and Martin voting against. The matter was then continued to 11/13/97

AYES: Mills, Hills, Joe, Martin, Theoharis

NOES: Antenore

ABSENT: Chinchilla

21. 97.487D (GORDON)

1269 LOMBARD STREET, Building Permit Application Nos. 9710402 and 9711296, Case No. 97.487D, for the property at 1269 Lombard Street, Lot 23 in Assessor's Block 501, proposing to add two stories and roof deck to the existing single-family structure at the rear of the property, and to add a new three-story over basement single-family structure at the front of the property in an RH-2 (Residential House, Two-Family) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of October 16, 1997)

SPEAKERS: John Liddem, Bob Baum, Judy West, Sue Hestor, Deborah Walker, Dick Millett, Jake McGoldrich, Steven Miller, Pam O'Dell

ACTION: Public Hearing Closed, Continued to 11/13/97.

AYES: Hills, Joe, Theoharis, Antenore

EXCUSED: MILLS

ABSENT: Chinchilla, Martin

22. 97.556D (WASHINGTON)

545-547 WISCONSIN STREET, Lot 023 in Assessor's Block 4069 - Request for Discretionary Review of Building Permit Application No. 9710989, proposing to construct a 4th level master bedroom suite, and open deck on an existing 2-unit building, in an RH-2 (House, Two Family) District.
(Continued from Regular Meeting of October 16, 1997)

NOTE: On 9/18/97, following testimony, the Commission closed public hearing and continued this matter to 10/16/97 by a vote 4-0 with commissioners Joe absent and commissioner Chinchilla excused.

SPEAKERS: Van Wallace, Dick Millett,

ACTION: Approved as modified:

- Relocate the third floor bathroom from the rear to the front of this level, thereby adjusting the rear existing wall in 6'-6" from its original location.
- Install a flat roof on the existing bathroom located on 2nd floor.
- Top deck was moved back into alignment w/the deck on the second level.
- Front fence was set back 5 feet 4 inches from the front property line. This fence will not exceed six feet in height.

AYES: Mills, Hills, Joe, Antenore, Theoharis

ABSENT: Chinchilla, Martin

23. 97.620D (PUTRA)

1334 MASONIC AVENUE, east side between Waller and Frederick Streets; Lot 36 in Assessor's Block 1256. Request for Discretionary Review of Building Permit Application No. 9704152 for extending (e) garage 1'-6" to the front and enlarging (e) garage door width from 7'-0" to 8'-0". The proposal is also for legalization of 13'-0" driveway pavement and elimination of previous concrete planter boxes, and for converting curb cut opening of 10'-6" back to 7'-0" of the existing two-story over garage, Single-Family House in an RH-3 (House, Three Family) District.

SPEAKERS: Jeremy Paul, Carl Zlatchin, Richard Felciano, Bernard Foston, Carol Hamby

ACTION: Approved 8 ft. garage door and driveway, and return curb cut to original.

AYES: Mills, Hills, Joe, Theoharis, Antenore

ABSENT: Chinchilla, Martin

24. 97.633D (FALLAY)
3921 25TH AVENUE, south side between Sanchez and Noe Streets. Lot 44 in Assessor's Block 6549. Request for Discretionary Review of Building Permit Application No. 9712278 proposing to construct a third-story and a second dwelling unit to the existing two-story, single-family dwelling.

SPEAKERS: Elizabeth Marenco, Charlie Galotti, Maria Gallotti

ACTION: Approved as proposed

AYES: Mills, Hills, Theoharis, Antenore

NOES: Joe

ABSENT: Chinchilla, Martin

Adjournment: 8:05 P.M.

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF NOVEMBER 13, 1997.

ACTION: Approved

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Theoharis

ABSENT: Martin

971106.min

ADDENDUM

NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO PLANNING COMMISSION REGULAR MEETING

THURSDAY
NOVEMBER 6, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
2:30 P.M.

A. REGULAR CALENDAR

90.580C

(LINDSAY)

417 STOCKTON STREET, west side between Bush and Sutter Streets, Assessor's Block 285, Lot 4. Amendments to Findings of Motion No. 14466 reflecting testimony given at October 16, 1997 public hearing on subject proposal, which was a request for Conditional Use Authorization under Planning Code Section 212(e) for conversion of seventy-four (74) residential hotel rooms (group housing) to nonresidential use (tourist hotel rooms) above the ground floor in a C-3-R (Commercial, Downtown: Retail) District and a 80-130F Height and Bulk District.

SPEAKERS: None

ACTION: Approved as drafted

AYES: Antenore, Martin, Mills, Joe, Theoharis, Hills

EXCUSED: Chinchilla

MOTION No.: 14466-A

MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
NOVEMBER 13, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

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PRESENT: Hector Chinchilla - President, Dennis Antenore, Richard Hills,
Cynthia Joe, Beverly Mills, Anita Theoharis

ABSENT: Larry Martin

MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:40 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore -
Zoning Administrator, Paul Maltzer, Caron Parker, Amit Ghosh, Hillary Gitelman,
Larry Badiner, Peter Albert, Lou Andrade, Jim Miller, Linda Avery - Commission
Secretary.

A. ITEMS TO BE CONTINUED

1. 97.538D (ANDRADE)
2370 BROADWAY, north side between Steiner and Fillmore Streets, Lot 027
in Assessor's Block 0563 - Request for Discretionary Review of Building
Permit Application No. 9709611S, proposing to construct a deck of
approximately 105 sq. ft. above an existing deck located at the rear of the
building in an RH-1 (House, One-Family) District.
(Continued from Regular Meeting of October 9, 1997)
(Proposed for Continuance to December 18 ~~11~~, 1997)

SPEAKERS: None

ACTION: Continued as amended

AYES: Chinchilla, Mills, Joe, Antenore, Theoharis

ABSENT: Hills and Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing,

your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: Patricia Vaughey

Re: Local jurisdiction on telecommunications matters

Charlotte Reardon

Re: 600 Van Ness - request CPC to hold public hearing on proposed changes

John Bardis

Re: Request public hearing on: Telecommunication matters

Judy West

Re: Department's Work Program

Jeffrey Dunn

Re: Text of NSR for live/work projects

C. COMMISSIONERS' QUESTIONS AND MATTERS

Antenore: Geraldine Johnson passed Away

Chinchilla: Adjourn today's meeting in her name.

2. Consideration of Adoption: Draft minutes from 10/9/97, 10/16/97, 10/23/97 and 11/6/97.

ACTION: 10/9, 10/16 and 10/23, Approved as drafted. 11/6 continued to 11/20/97.

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Theoharis

ABSENT: Martin

D. DIRECTOR'S REPORT

3. Status Report on 500 Divisadero

- Staff to provide originals permit application document.

- Compliance of Burger King Restaurant with Conditions of Approval for a Large Fast Food Restaurant including 700 gross sq. ft. limitation.

SPEAKERS: Jim Hutchinson, Alice Barkley, Patricia Vaughey, Judy Boyajian, Martha Gomez, Nick Griffin, Bob Hamilton, Jason Pallick, Joe Pigaro, John Bardis

ACTION: Hearing closed.

- Chair lifted the permit suspension

- Chair directed Zoning Administrator to issue letter of determination

4. Department Work Program

SPEAKERS: Judy West, John Bardis

ACTION: Support staff recommendation

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Theoharis

ABSENT: Martin

5 DIRECTOR'S ANNOUNCEMENTS**Notice requirements**

6. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)
- 600 Van Ness Status

E. REGULAR CALENDAR

7. Resolution delegating responsibility to the Environmental Review Officer for taking testimony at up to three Draft EIS/EIR hearings to be held at different locations in the City during the coming months.

SPEAKERS: John Bardis**ACTION: Approved****AYES: Chinchilla, Antenore, Mills, Hills, Joe, Theoharis****ABSENT: Martin****MOTION No.: 14490**

8. 89.589BXHE (BADINER)
300 HOWARD STREET/199 FREMONT STREET, southern quarter of the block bounded by Howard, Fremont, Mission and Beale Streets, Assessor's Block 3719, Lots 5, 6, 7, 8 and 9, C-3-O(SD) (Downtown Office, Special Development District) and a 350-S Height and Bulk District -- Informational hearing on refinement to the original design pursuant to a 1991 Annual Limit approval for a 347 foot tall, 27 story building with a 28th floor of mechanical. The original building contained 382,582 gsf of office space, approximately 13,152 gsf of retail space and up to 27,055 sq. Ft. of parking, which could accommodate approximately 120 vehicles with tandem operation. The project also created an open space and preserved the Category III Marine Electric Building, located at 342 Howard Street. The proposed design modifications would not change the amount of square footage in the building, but would reduce the height of the building to 23 stories and 2923 feet in height. No exceptions from the Planning Code are required and the art and open space components of the building remain the same. This project is proposed to modified pursuant to the Director of Planning's May 15, 1997 Memorandum allowing modifications to approved Annual Limit projects.

SPEAKERS: Mark Miller, Nic Griffin, Terry Milne**ACTION: Meeting held. Informational only. No action taken**

9. (MONTAÑA)
BERNAL HEIGHTS REPORT - Informational presentation on the status of the Capital Improvement Project for sidewalks and infrastructures in the Bernal

Height.

SPEAKERS: Mark Miller, Nic Griffin, Terry Milne

ACTION: Meeting held. Informational only. No action taken

10a. 97.376QV

(PUTRA)

1227 - 32ND AVENUE, west side between Lincoln Avenue and Irving Street, Lot 06 in Assessor's Block 1718: Request for Conditional Use authorization to demolish the existing one-story single-family house and replace it with a new, approximately 3,300 square foot, two-story Residential Care Facility for the elderly - non ambulatory for 12 beds per Section 209.3(c) of the Planning Code, in an RH-1(D) (House, Single-Family Detached) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of September 18, 1997)

Note: On 9/18/97, following testimony the Commission closed public hearing and continued this matter to 11/13/97.

Note: Revised plans were submitted on 11/3/97.

SPEAKERS: Van Ly, Lillian Kumansky, George Kumansky, Virginia Fendyan, Loreina Chu, Michael A. Gleim, Allan Wood, Bonnie Garvey, Greg Martinez, Case Martinez, Fred Horton, Benny Chu, Robert Faulkner, Nancy Akeson, Sandra Chu, Merle Akeson, Patsy McMurtrie, Tsun (Jim) Liang Lin, Penelope Teemakidis, Mike Kotek Dolores Daher, Mary Ann Miller, Cecile M. Gignac, Kushmirsky Slma

ACTION: Public hearing closed. Intent to deny. Final Language on 11/20/97

AYES: Chinchilla, Antenore, Mills, Hills, Joe

EXCUSED: Theoharis

ABSENT: Martin

10b. 97.376CV

(PUTRA)

1227 - 32ND AVENUE, east side between Lincoln Way and Irving Street; lot 06 in Assessor's Block 1718 in an RH-1(D) (House, Single-Family Detached) District and a 40-X Height and Bulk District. OFF STREET PARKING VARIANCE SOUGHT: Subject to Conditional Use authorization by the Planning Commission, the proposal is to demolish the existing one-story single-family house and replace it with a new, two-story Residential Care Facility for the elderly - non ambulatory for 12 beds.

(Continued from Regular Meeting of September 18, 1997)

Note: On 9/18/97, following testimony the Commission closed public hearing and continued this matter to 11/13/97.

Note: Revised plans were submitted on 11/3/97.

SPEAKERS: Van Ly, Lillian Kumansky, George Kumansky, Virginia Fendyan, Loreina Chu, Michael A. Gleim, Allan Wood, Bonnie

Garvey, Greg Martinez, Case Martinez, Fred Horton, Benny Chu, Robert Faulkner, Nancy Akeson, Sandra Chu, Merle Akeson, Patsy McMurtrie, Tsun (Jim) Liang Lin, Penelope Teemakidis, Mike Koteck Dolores Daher, Mary Ann Miller, Cecile M. Gignac, Kushmirsky Ilma

ACTION: Zoning Administrator closed public hearing. Decision pending Conditional Use

11. 92.711C (PASSMORE)

3632-36 SACRAMENTO STREET, Lot 9 in Assessor's Block 1011 in the Sacramento Street Neighborhood Commercial District -- To consider revoking the Conditional Use Authorization that allowed expansion of a full service restaurant (currently the Tuba Garden Restaurant). Revocation or other appropriate action is being considered to ensure compliance with conditions of approval of Motion No. 13739 including but not limited to returning six dwelling units at the Southwest corner of Sacramento and Locust Streets (3605-07 Sacramento Street, 405-07 Locust Street and 419-21 Locust Street) to residential occupancy from unauthorized, illegal commercial occupancy. (Continued from Regular Meeting of October 9, 1997)

NOTE: On 7/10/97, following testimony, the Commission closed public hearing and continued this matter for a report from the Zoning Administrator at which meeting the matter was continued for further report on 9/18/97, 10/9/97, 11/13/97.

ACTION: Further status report given by the Zoning Administrator. The Chair continued this to 11/20/97.

12. 97.636C (ZWIERZYCKI)

2121 & 2145 - 19TH AVENUE, west side between Quintara and Rivera Streets, Lots 33 and 34 in Assessor's Block 2198 -- Request for Conditional Use authorization under Section 209.6(b) to install a total of six Sprint panel antennas encased in a fiberglass cylinder on the rooftop of an existing two-story office building (2145 - 19th Avenue), and one base transceiver station on the second floor of an adjacent two-story office building (2121 - 19th Avenue), as part of a wireless communication network in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. (Continued from Regular Meeting of October 23, 1997)

SPEAKERS: None

ACTION: Without hearing, continued to 1/8/98

AYES: Antenore, Chinchilla, Joe, Mills, Theoharis

ABSENT: Hills and Martin

13. 97.310C (MILLER)

1827 SILLIMAN STREET, south side between Valmar Terrace and Madison Street; Lot 41 in Assessor's Block 5943-- Request for authorization of a

CONDITIONAL USE to permit EXPANSION OF AN EXISTING RESIDENTIAL CARE FACILITY from 18 to 24 residents in an RH-1 (House, One-Family) District.

(Continued from Regular Meeting of October 23, 1997)

SPEAKERS: Daniel Chew, William Abend, Frank Azario, Aurora Azario

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Antenore, Mills, Joe, Theoharis, Hills

ABSENT: Martin

MOTION NO. 14491

14. 97.513C (MILLER)

3579 FOLSOM STREET, (aka 495 Chapman Avenue), southeast corner at Chapman Avenue; Lot 42 in Assessor's Block 5627-- Request for authorization of a CONDITIONAL USE to create one lot with a width of FEWER THAN 25 FEET in an RH-1 (House, One-Family) District.

(Continued from Regular Meeting of October 23, 1997)

SPEAKERS: Nick Griffin, John Murphy, Terry Milne

ACTION: Public hearing closed. Intent to Disapprove. Final Language

11/20/97 **AYES:** Chinchilla, Antenore, Hills, Mills, Joe, Theoharis

ABSENT: Martin

15a. 97.614CV (ANDRADE)

741 VALLEJO STREET; Lots 23 and 25 in Assessor's Block 147; South side between Powell and Stockton Streets - Request for Conditional Use Authorization per Planning Code Sections 722.11, 722.21 and 722.56, in order to replace an existing parking garage and surface parking lot with a newly constructed, four-level parking garage with spaces for 220 cars, in the North Beach Neighborhood Commercial District and 40-X Height and Bulk District. The Zoning Administrator will conduct a joint hearing on a request for a Variance from the rear yard open space requirements.

SPEAKERS: John Barbie, Patricia Kalhi, Timothy Noris, Jonee Levy, June Osterberg, Joan Wood, Andy Katz, Arthur Chang, Bob Tibbits, Enid Lim, Rose Pak, Tom Havey, Rebecca Leatherwood, Michael Meischke, Patricia Cady, Herb Kosovitz, Kelly Drumm

ACTION: Approved with conditions as modified: Add a condition that says the Project Sponsor will continue to cooperate with Planning Dept. staff to further refine the facade design in order to better meet urban design guidelines and to allow the project to be more compatible with the architectural character of the immediate neighborhood.

AYES: Chinchilla, Antenore, Hills, Mills, Joe, Theoharis

ABSENT: Martin

MOTION No.: 14492

- 15b. 97.614CV (ANDRADE)
741 VALLEJO STREET; Lots 23 and 25 in Assessor's Block 147; South side between Powell and Stockton Streets REAR YARD VARIANCE SOUGHT:
The proposal will require a Variance from Planning Code Section 722.12 in order to build within the rear 25 percent of these lots.

Zoning Administrator closed public hearing and has taken the matter under advisement.

16. 97.616C (GORDON)
983-985 VALENCIA STREET, east side between 20th and 21st Streets, Lot 27 in Assessor's Block 3609 -- Request for a Conditional Use Authorization to allow an outdoor seating area (defined by Section 790.70 of the Planning Code as an outdoor activity area) at the rear of an existing building for use by two separate ground floor commercial tenants, as required by Planning Code Section 726.24 in the Valencia Street Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.

SPEAKERS: Michael Meischke, Adam Nasser, Troy Eastman, Lea Kelley, Alison Ghiorse, Elise Leyten, Eshana Singh, Saiskia Ockeloan, Sany Nasser, Nick Sperry

ACTION: Approved with conditions as modified: add language that addresses hours of operation: 11A.M. to 8 P.M., daily; patio closed at 8 P.M.; last seating at 7:30 P.M.

AYES: Antenore, Hills, Mills, Joe, Theoharis

NOES: Chinchilla

ABSENT: Martin

MOTION No.: 14493

17. 97.618C (FALLAY)
290 SANCHEZ STREET, northwest corner of 16th Street, Lot 008 in Assessor's Block 3559 -- Request for Conditional Use authorization to convert an existing Bar as defined by Planning Code Section 790.22 to a full-service restaurant as defined by Planning Code Section 790.92 in the Upper Market Neighborhood Commercial District and 40-X Height and Bulk District, pursuant to Planning Code Sections 721.42 and 178.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Antenore, Hills, Mills, Joe, Theoharis

ABSENT: Martin

MOTION No.: 14494

18. 97.228E (PARKER)

2501 HARRISON STREET, southeast corner of Harrison and 21st Street, Lot 32 in Assessor's Block 4147 -- Appeal of a Preliminary Negative Declaration. Proposed project would construct two 40-foot high, three-story buildings that would each contain 16 live/work units and 16 off-street parking spaces at 2501 Harrison Street. The existing building on the approximately 18,750 square foot site would be demolished. The proposed project is located in an C-M (Heavy Commercial) Zoning District.

(Continued from Regular Meeting of September 25, 1997)

SPEAKERS: Judy West, Geoffrey Dunn, Alice Barkley, Mac Burton, Barbara Mason, Joe O'Donoghue, Doug Sands

ACTION: Negative declaration upheld

AYES: Chinchilla, Hills, Mills, Joe, Theoharis

NOES: Antenore

ABSENT: Martin

MOTION No.: 14495

AT APPROXIMATELY 4:00 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

19. 97.238DD (BAÑALES)

725 FLORIDA STREET, Discretionary Review on Building Permit No.9704048S to construct 18 live/work unit. The project has been modified from the original proposal in the Preliminary Negative Declaration. The Discretionary Review has been filed by the Project Sponsor.

(Continued from Regular Meeting of November 6, 1997)

Note: On 11/6/97 following testimony the Commission closed public hearing and entertained a motion to approve this project as proposed. The resulting was vote +3 -3 with Commissioner Chinchilla absent. The motion failed to carry. Matter continued for one week to be considered by the absent Commission.

SPEAKERS: None

ACTION: Without hearing, continued to 11/20/97

AYES: Chinchilla, Antenore, Hills, Mills, Joe, Theoharis

ABSENT: Martin

20. 97.228D (OMOKARO)

2501 HARRISON STREET (2875 - 21ST STREET), east side between 21st and 22nd Streets, Lot 032 in Assessor's Block 4147 - Request for Discretionary Review of Building Permit Application Nos. 9713825S, 9713826S, and 9717476, proposing to demolish the existing 1-story vacant building and construct two 3-story, 40-foot-high buildings containing 16 live/work lofts each in an C-M (Heavy Commercial) District.

(Continued from Regular Meeting of September 25, 1997)

SPEAKERS: Doug Sands, Joan Holdin, Judy West, Barbara Mason, Dave Kruse, Al Lopez, Sue Hestor, Sandara Nuñez, Dennis Saputelli, Santos Urantia, Mitchell Benjamin, Ron Kelso, Alice Barkley

ACTION: Approved as proposed.

AYES: Chinchilla, Hills, Mills, Theoharis

NOES: Antenore, Joe

ABSENT: Martin

21. 97.771D (MILLER)

370 DE HARO STREET, Discretionary Review on Building Permit No.

9717324 proposing the conversion of a building approved as 20 commercial loft spaces to 20 live/work spaces on the property located at 370 De Haro Street, northwest corner at 17th Street, in an M-2 (Heavy Industrial) District and a 50-X Height and Bulk District.

SPEAKERS: None

ACTION: Without hearing, continued to 12/4/97

AYES: Chinchilla, Antenore, Hills, Mills, Joe, Theoharis

ABSENT: Martin

22. 97.715D (WASHINGTON)

489 DOUGLASS STREET, Discretionary Review of Building Permit No.

9712445 proposing to reconstruct thee front stairway, remodel the interior, and construct an addition to the rear of an existing two unit building in an RH-2 (House, Two-Family) District.

SPEAKERS: Mark Brand, Michael Finney, Cori Bargmann

ACTION: Approved as proposed

AYES: Chinchilla, Antenore, Hills, Mills, Joe, Theoharis

ABSENT: Martin

23. 97.731D/DD (LIGHT)

148 3RD AVENUE, Discretionary Review on Building Permit No. 9711349 and 9711350 for demolition of a 2- story single family dwelling and new construction of a 3-story 2-unit residential building.

SPEAKERS: Lorene Feehan, Abraham Simmons, David Smith, Stephen Townsend, Michelle Squyer, Ed Riggins, Kent Woods, Paulette Diart, William Mcquire, Frank Judson, Hiroshi Fukuda

ACTION: Continued to 12/11/97

AYES: Chinchilla, Antenore, Hills, Mills, Joe, Theoharis

ABSENT: Martin

24. 97.564D (OMOKARO)
451 DAY STREET, Discretionary Review on Building Permit No. 9711707, 9711708 and 9711709 proposing to demolish the existing one-story house and garage, and construct a 31-foot high, two story over garage building containing one dwelling unit, in an RH-1 (Residential, House, One-Family) Zoning District.

SPEAKERS: Derrick Chan, Carl Harris, Bill Dare, Dr. Lawrence Scalding, Rom Saint Claire, David Egan, Andrew Junius, Bruce Bauman

ACTION: Approved as proposed

AYES: Chinchilla, Hills, Mills, Theoharis

NOES: Antenore, Joe

ABSENT: Martin

25. 97.562D (LIGHT)
737 - 6TH AVENUE, Discretionary Review on Building Permit No. 9711276 and 9711277 proposing to demolish existing structure and new construction of a 3-story over garage, 3-story residential unit building.

SPEAKERS: Ann Lee, William McQuire, Hiroshi Fukuda, Gabriel Ng, Gene Nakolavich,

ACTION: Disapproved demolition request. New construction is no longer an issue at this time.

AYES: Chinchilla, Antenore, Mills, Joe, Theoharis

NOES: Hills

ABSENT: Martin

Adjournment: At 10:40 P.M., the Commission adjourned the meeting in honor of Ms. Geraldine Johnson.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF JANUARY 8, 1998.

ACTION: Approved as drafted

AYES: Chinchilla, Antenore, Hills, Joe, Mills, Theoharis

ABSENT: Martin

MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
NOVEMBER 20, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

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PRESENT: Hector Chinchilla - President, Dennis Antenore, Richard Hills,
Cynthia Joe, Beverly Mills, Anita Theoharis

ABSENT: Larry Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:40 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Larry Badiner, Jim Nixon, Neil Hart, Michael Kometani, David Lindsay, Delvin Washington, John Billovits, Linda Avery - Commission Secretary.

A. ITEMS TO BE CONTINUED

1. 97.358C (ANDRADE)
105 MILES STREET; southwest corner of Miles and California Streets; Lot 54 in Assessor's Block 243: Request for Conditional Use Authorization to add approximately 6,154 square feet of floor area to an existing recreational facility presently containing approximately 7,794 square feet, per Section 238 of the Planning Code, in an RM-4 (Residential, Mixed, High Density) District and in the Nob Hill Special Use District.
(Continued from Regular Meeting of October 9, 1997)
(Proposed for Continuance to January 15, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Theoharis

ABSENT: Martin

2. 97.532C (ANDRADE)
54 HARRIET STREET, Lot 103 in Assessors's Block 3731; west side between Folsom and Howard Streets - Request for Conditional Use Authorization to

demolish and replace an existing building having two dwelling units with a new building having four, live/work units, per Planning Code Section 803.5(b), in the Residential Enclave District (RED) and 40-X Height and Bulk District.

(Proposed for Continuance to January 15, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Theoharis

ABSENT: Martin

3. 97.658C (HING)
1050 KIRKHAM STREET, northeast corner at 15th Avenue, Lot 07 in Assessor's Block 1839. Request for authorization of Conditional Use to modify conditions of approval for a previous authorization (Motion No. 13750) to establish a child care facility in an RH-2 (Residential, House, Two-Family) District. The proposal is to increase the number of children served to a maximum of 30 children from the present number of 20 children, under a new operator. The proposed hours of operation will be 7:00 a.m. to 7:00 p.m. The hours of outdoor play would be between 10:00 a.m. and 6:00 p.m. Pick-up and drop-off of children would not be limited to the three-car garage for the property. The seven feet fence on lot lines abutting the outdoor play areas would be reduced to six feet on the north lot line to provide sunlight to the abutting property owners.

(Proposed for Continuance to December 4, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Theoharis

ABSENT: Martin

4. 97.748C (LI)
201 SPEAR STREET, southeast corner at Howard Street; Lot 32 in Assessor's Block 3741: -- Request for Conditional Use authorization under Section 227(i) of the Planning Code to install three panel antennas and a base transceiver station on the roof of the existing 238-foot-high office building as part of a wireless communications network in a C-3-O(SD) (Downtown Office Special Development) District and a 200-S Height and Bulk District.

WITHDRAWN

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of

the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: Patricia Vaughey

Re:

Jeff Dunn

Re: Recommended additional disclosure in NSRs

Mary Ann Miller

Re: - Section 311 & Supreme Court Decision

- 1227 - 32ND Avenue proposed draft motion language

Valery Polk

Re: Shadow study and story pole information

Jake McGoldrich

Re: 735-737 - 6th Avenue - Thanks for your decision to disapprove.

C. COMMISSIONERS' QUESTIONS AND MATTERS

Chinchilla: Dunn proposed language - is it doable?

5. Consideration of Adoption: Draft minutes 11/6/97.

ACTION: Approved

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Theoharis

ABSENT: Martin

D. DIRECTOR'S REPORT

6. DIRECTOR'S ANNOUNCEMENTS

- Joint hearing with DBI ASAP.

- Dunn language--will review it and what is already being used

7. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

- Coordination with DBI

- Legislation on Scott Street Senior Housing before Board Committee - no opposition - on to full Board.

- 500 Divisadero

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

8. 97.376CV (PUTRA)
1227 - 32ND AVENUE, west side between Lincoln Avenue and Irving Street,
Lot 06 in Assessor's Block 1718: Request for Conditional Use authorization to
demolish the existing one-story single-family house and replace it with a new,

approximately 3,300 square foot, two-story Residential Care Facility for the elderly - non ambulatory for 12 beds per Section 209.3(c) of the Planning Code, in an RH-1(D) (House, Single-Family Detached) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of November 13, 1997)

Note: On November 13, 1997, following testimony the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +5 -0. Commissioner Theoharis was excused and Commissioner Martin was absent.

SPEAKERS: None

ACTION: Without hearing. Continued to 1/22/98

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Theoharis

ABSENT: Martin

9. 97.513C (MILLER)

3579 FOLSOM STREET, (aka 495 Chapman Avenue), southeast corner at Chapman Avenue; Lot 42 in Assessor's Block 5627-- Request for authorization of a CONDITIONAL USE to create one lot with a width of FEWER THAN 25 FEET in an RH-1 (House, One-Family) District.

(Continued from Regular Meeting of November 13, 1997)

Note: On November 13, 1997, following testimony the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +6 -0. Commissioner Martin was absent.

SPEAKERS: None

ACTION: Proposal disapproved

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Theoharis

ABSENT: Martin

MOTION No.: 14496

F. REGULAR CALENDAR

10. (NIXON)

OFFICE DEVELOPMENT LIMITATION PROGRAM -- Public hearing on the Rules and Regulations of the Office Development Limitation Program and a schedule for evaluation of office development projects in the 1997-1998 approval period.

SPEAKERS: Bob McCarthy, Jeff Heller

ACTION: Approved

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Theoharis

ABSENT: Martin

RESOLUTION No.: 14497

11. 92.711C (PASSMORE)
3632-36 SACRAMENTO STREET, Lot 9 in Assessor's Block 1011 in the Sacramento Street Neighborhood Commercial District -- To consider revoking the Conditional Use Authorization that allowed expansion of a full service restaurant (currently the Tuba Garden Restaurant). Revocation or other appropriate action is being considered to ensure compliance with conditions of approval of Motion No. 13739 including but not limited to returning six dwelling units at the Southwest corner of Sacramento and Locust Streets (3605-07 Sacramento Street, 405-07 Locust Street and 419-21 Locust Street) to residential occupancy from unauthorized, illegal commercial occupancy. (Continued from Regular Meeting of November 13, 1997)
NOTE: On 7/10/97, following testimony, the Commission closed public hearing and continued this matter for a report from the Zoning Administrator at which meeting the matter was continued for further report on 9/18/97, 10/9/97, 11/13/97. Staff to continue review and will report back when needed. Remove from calendar.

12. 97.360A (GORDON)
290 UNION STREET, The James McEvoy House, north side between Sansome and Montgomery Streets, Lot 15 in Assessor's Block 106: Request for a Certificate of Appropriateness for the "demolition", as defined by Planning Code Section 1005(f) and reconstruction of a Contributory Altered Single Family Building pursuant to Article 10 of the Planning Code. The subject property, within the Telegraph Hill Historic District, is zoned RH-3 (Residential-House, Three-Family) District and is in an 40-X Height and Bulk District.
(Continued from Regular Meeting of November 6, 1997)

SPEAKERS: None

ACTION: Without hearing. Continued to 12/11/97

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Theoharis

ABSENT: Martin

13. 97.435C (PEPPER)
2157-2159 LOMBARD STREET, south side between Fillmore and Steiner Streets; Lot 29 in Assessor's Block 510: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install six antennas on the facade and one base transceiver station on the roof of the existing three-story building as part of a wireless communication network in an NC-3 (Moderate Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 40 feet in height. The antennas measure approximately five feet high by eight inches wide. The antennas would be

mounted on the facade of the building, and the tops of the antennas would be flush with the top of the parapet, which is approximately 40 feet above sidewalk grade. The base transceiver station measures approximately 14 feet wide by 12 feet deep and would be on the intermediate-level roof.

(Continued from Regular Meeting of November 6, 1997)

SPEAKERS: None

ACTION: Without hearing. Continued to 12/4/97

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Theoharis

ABSENT: Martin

14. 97.579C (KOMETANI)

1415 HOWARD STREET, southside between 10th Street and 11th Street; Lot 34 in Assessors Block 3517: Request for Conditional Use authorization under Section 816.15 of the Planning Code to increase the density of an existing Group Housing facility from nine (9) to ten (10) bedrooms in a S.L.R. (Service/Light Industrial/Residential) Mixed Use District with a 50-X height and bulk designation

SPEAKERS: None

ACTION: Approved as proposed

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Theoharis

ABSENT: Martin

MOTION No.: 14498

15. 97.654C (WASHINGTON)

1305 CASTRO STREET Lot 015 in Assessor's Block 6507, bounded by 24th Street to the north, and Jersey Street to the south. - Request for a Conditional Use authorization under Section 186.1. c(3)(A) of the Planning Code relating to changes in for non-conforming uses in Neighborhood Commercial districts. This allows any use described in zoning category 728.43, (Large Fast Food Restaurant) as defined in Sections 790.22, 790.92, 790.90 and 790.91, respectively, to be changed to another use described in zoning category 728.42, (Full-Service restaurant) even though such other use is not permitted in the Neighborhood Commercial District. This property is located within the 24th Street-Noe Valley Neighborhood Commercial District.

SPEAKERS: Joel Yodowitz, Scott Stockton, Joann Swanson, Rosa Moss, Joel Panther, Tom Baker, Peter Gass, Eleanore Gerhardt, Harry Stern, Manuel Fernandez, Dianne Brown, Paul Candice

ACTION: Approved with conditions as modified:

- 1) **Condition 4: The applicant shall demonstrate to the satisfaction of the Zoning Administrator that a contract for maintenance of the odor mitigation device is continuously in effect. Reports concerning compliance with this condition shall be scheduled for Planning Commission consideration in approximately 30 days.**

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Theoharis

ABSENT: Martin

MOTION No.: 14499

16. 97.761C (LINDSAY)

400 BEALE STREET, southwest corner of Beale and Harrison Streets, Lot 5 in Assessor's Block 3766 -- Request for modification of previously-approved Conditional Use Authorization (Case No. 97.436C) for development of up to 245 dwelling units, up to 248 parking spaces and approximately 2,500 square feet of ground floor retail use on a site, the southerly portion of which is within an M-1 (Light Industrial) District, the Commercial/Industrial Subdistrict of the Rincon Hill Special Use District and an 84-X Height and Bulk District, the northerly portion of which is in an RC-4 (Residential-Commercial Combined - High Density) District, the Residential Subdistrict of the Rincon Hill Special Use District and a 200-R Height and Bulk District.

SPEAKERS: None

ACTION: Without hearing. Continued to 12/11/97

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Theoharis

ABSENT: Martin

AT APPROXIMATELY 4:30 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

17. 97.238DD (BAÑALES)

725 FLORIDA STREET, Discretionary Review on Building Permit No.9704048S to construct 18 live/work unit. The project has been modified from the original proposal in the Preliminary Negative Declaration. The Discretionary Review has been filed by the Project Sponsor.
(Continued from Regular Meeting of November 13, 1997)

Note: On 11/6/97 following testimony the Commission closed public hearing and entertained a motion to approve this project as proposed. The resulting was vote +3 -3 with Commissioner Chinchilla absent. The motion failed to carry. Matter continued for one week to be considered by the absent Commission.

SPEAKERS: None

ACTION: Approved as modified: Soundproof rear and front of proposed building

AYES: Chinchilla, Mills, Hills, Theoharis

NOES: Antenore, Joe

ABSENT: Martin

18. 97.226D (ARCE)

2959 - 21ST AVENUE, west side between Sloat Boulevard and Ocean

Avenue, Lot 004A in Assessor's Block 7205 - Request for Discretionary Review of Building Permit Application No. 9701592, proposing to add a new floor to the existing one-story over-basement single-family dwelling and the construction of interior partitions to create one social room, a laundry room, two bathrooms and one guest room in the basement area in an RH-1(D) (House, One-Family, Detached) District.

(Continued from Regular Meeting of October 23, 1997)

NOTE: Public hearing closed

SPEAKERS: None

ACTION: Without hearing. Continued to 1/22/98

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Theoharis

ABSENT: Martin

19. 97.380D (ARCE)

423 - 35TH AVENUE, west side between 35th and 36th Avenues, Lot 005 in Assessor's Block 1467 - Request for Discretionary Review of Building Permit Application No. 9702211, proposing the demolition of a one-story over-basement single-family dwelling and the construction of a three-story over-garage two-family dwelling in an RH-2 (House, Two-Family) District.

(Continued from Regular Meeting of October 23, 1997)

SPEAKERS: None

ACTION: Without hearing. Continued to 1/15/98

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Theoharis

ABSENT: Martin

20. 97.731D (GORDON)

1230 - 45TH AVENUE, Discretionary Review on Building Permit Nos. 9707210 and 9707211 proposing demolition of a one-story single family dwelling and the construction of a new two-story, two-family dwelling in an RH-2 (House, Two-Family) District.

SPEAKERS: Philip Colinberg, David Rob

ACTION: Approved as proposed

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Theoharis

ABSENT: Martin

21. 97.729D (LIGHT)

450 - 11TH AVENUE, Discretionary Review of Building Permit Nos. 9712518 and 9712519 proposing demolition of two story single family dwelling and construction of new three story two-family dwelling..

SPEAKERS: Tony Kilroy, Ching Wang

ACTION: Continued to 12/18/97

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Theoharis

ABSENT: Martin

22. 97.776D (LIGHT)
200 SEACLIFF AVENUE, Discretionary Review on Building Permit No. 9713658 for extension of rear deck by 7' - 2" and addition of balustrade (3' - 2" high) to contain and provide guard railing for rear lawn.

SPEAKERS: None

ACTION: Without hearing. Continued to 12/11/97

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Theoharis

ABSENT: Martin

NOTE: AT 5:20 P.M. PRESIDENT CHINCHILLA HAD TO LEAVE. COMMISSIONER HILLS WAS ELECTED TO CHAIR REMAINDER OF MEETING.

23. 97.488D (LI)
168 RAE AVENUE, Discretionary Review on Building Permit No. 9708243 proposing the construction of a three-story addition at the rear of the building in an RH-1 (House, One-Family) District.

SPEAKERS: None

ACTION: Public hearing closed. Continued to 1/8/97 requiring that 3rd (top) floor be deleted.

AYES: Antenore, Mills, Hills, Joe, Theoharis

ABSENT: Chinchilla, Martin

24. 97.736D (BAÑALES)
1769 NOE STREET, Discretionary Review on Building Permit No. 9714747 proposing construction of a horizontal addition on three floors with rear deck on single family dwelling.

SPEAKERS: Scott Chandler, Darla Radcliff, Anna Marie Farrell, Jonathan Bratt, Francis Ferry, Bruce Coleton, Jake Hammond

ACTION: Public hearing closed. Continued to 1/8/97

AYES: Antenore, Mills, Hills, Joe, Theoharis

ABSENT: Chinchilla, Martin

Adjournment: 6:43 p.m.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF JANUARY 8, 1998.

ACTION: Approved as drafted

AYES: Chinchilla, Antenore, Hills, Joe, Mills, Theoharis

ABSENT: Martin

CORRECTION

MINUTES OF MEETING AND CALENDAR OF THE SAN FRANCISCO PLANNING COMMISSION REGULAR MEETING

THURSDAY
NOVEMBER 20, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

E. REGULAR CALENDAR

18. 97.226D (ARCE)

2959 - 21ST AVENUE, west side between Sloat Boulevard and Ocean Avenue, Lot 004A in Assessor's Block 7205 - Request for Discretionary Review of Building Permit Application No. 9701592, proposing to add a new floor to the existing one-story over-basement single-family dwelling and the construction of interior partitions to create one social room, a laundry room, two bathrooms and one guest room in the basement area in an RH-1(D) (House, One-Family, Detached) District.

(Continued from Regular Meeting of September 4, 1997)

NOTE: On 6/12/97, following testimony, the Commission closed public hearing and continued this matter to 7/17/97.

SPEAKERS: None

ACTION: Without hearing, continued to 1/22/97

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Theoharis

ABSENT: Martin

MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
DECEMBER 4, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

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PRESENT: Hector Chinchilla - President, Dennis Antenore, Richard Hills, Cynthia Joe, Beverly Mills, Anita Theoharis

ABSENT: Larry Martin

MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:40 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Larry McDonald, Paul Maltzer, Brian Kalahar, Augustine Fallay, Tom Wang, Edy Zwierzycki, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 97.670C (PUTRA)
2029-2041 MARKET STREET, southeast side of Market Street between Duboce Avenue and 14th Street, Lot 08 and 16 in Assessor's Block 3535: Request for Conditional Use authorization for use size to expand the existing Full-Service Restaurant (dba. Mecca Restaurant) at 2029 Market Street to the adjacent vacant space (dba. Sienna Cafe) at 2041 Market Street, as required by Planning Code Section 121.2 and 712.21 within the NC-3 (Moderate-Scale Neighborhood Commercial) District and a 80-B Height and Bulk District.

(Proposed for continuance to December 18, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Antenore, Hills, Joe, Theoharis

ABSENT: Martin

2. 97.536E (NISHIMURA)
1100 HOWARD STREET, northwest corner of 7th Street, lot 7 in Assessor's Block 3727; within a South of Market SLR (Service/Light Industrial/Residential, Mixed Use) District and a 50-X Height and Bulk District. An appeal of a preliminary negative declaration published November 1, 1997, for a proposed project involving new construction of 14 live/work units in a four story, 49 foot tall, approximately 23,665 gross square foot building on an undeveloped 6,750 square foot lot currently used for privately leased parking and formerly used as a gasoline service station. Fifteen parking spaces would

be provided in a ground level parking garage.

(Proposed for continuance to January 15, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Antenore, Hills, Joe, Theoharis

ABSENT: Martin

3. 97.227E (GLASNER)
249 SHIPLEY STREET, 12 Live/Work Units: Appeal of Preliminary Negative Declaration.
The proposal is to construct 12 live/work units in one building at 249 Shipley Street (Assessor's 3753, Lot 66), on the south side of the street between 5th and 6th Streets. The project site is currently used for vehicle parking and a one-story taxi maintenance building and three service bays on the southwest corner. The existing 13,625 square-foot lot would be subdivided into two lots, one facing Shipley Street (approximately 5,625 square feet), and the other fronting Clara Street (8,000 square feet). A new 45-foot structure would be built on the new Shipley lot, and would contain three stories including two mezzanine levels. A 12-space parking garage would be located on the first level. The other new lot would continue to be used for parking and vehicle repair. The proposed project is located in an RSD (Residential-Service Mixed Use) Zoning District. (Continued from Regular Meeting of September 25, 1997)
(Proposed for continuance to January 15, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Antenore, Hills, Joe, Theoharis

ABSENT: Martin

4. 97.227D (WANG)
249 SHIPLEY STREET (AKA 250 CLARA STREET), southeast side between 5th and 6th Streets, Lot 066 in Assessor's Block 3753 - Request for Discretionary Review of Building Permit Application No. 9708248, proposing to construct a 3-story, 12-unit live/work building in an RSD (Residential/Service Mixed Use) District. (Continued from Regular Meeting of September 25, 1997)
(Proposed for continuance to January 15, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Antenore, Hills, Joe, Theoharis

ABSENT: Martin

5. 97.771D (MILLER)
370 DE HARO STREET, Discretionary Review on Building Permit No. 9717324 proposing the conversion of a building approved as 20 commercial loft spaces to 20 live/work spaces on the property located at 370 De Haro Street, northwest corner at 17th Street, in an M-2 (Heavy Industrial) District and a 50-X Height and Bulk District. (Continued from Regular Meeting of November 13, 1997)
(Proposed for continuance to January 8, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Antenore, Hills, Joe, Theoharis

ABSENT: Martin

6. 97.435C (PEPPER)
2157-2159 LOMBARD STREET, south side between Fillmore and Steiner Streets; Lot 29 in Assessor's Block 510: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install six antennas on the facade and one base transceiver station on the roof of the existing three-story building as part of a wireless communication network in an NC-3 (Moderate Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 40 feet in height. The antennas measure approximately five feet high by eight inches wide. The antennas would be mounted on the facade of the building, and the tops of the antennas would be flush with the top of the parapet, which is approximately 40 feet above sidewalk grade. The base transceiver station measures approximately 14 feet wide by 12 feet deep and would be on the intermediate-level roof.

(Continued from Regular Meeting of November 20, 1997)

PROJECT WITHDRAWN

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: Patricia Vaughey

Re: Gym on Chestnut Street

Randy Shaw

Re: Request CPC to hold hearing on merger of residential units.

C. COMMISSIONERS' QUESTIONS AND MATTERS

Mills: Design review case to the CPC for review

Chinchilla/Antenore: Report back in January on the merger matter.

D. DIRECTOR'S REPORT

7. DIRECTOR'S ANNOUNCEMENTS

600 Van Ness Status Report

8. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

E. REGULAR CALENDAR

- 9 97.205E **NEGATIVE DECLARATION APPEAL** (KALAHAR)
599 THIRD STREET, New construction of a 24 unit live/work building on Third Street, between Brannan Street and Varney Place. The 9,680 square foot site is currently vacant and utilized as a parking lot. The proposed project, located on Assessor's Block 3775, lot 23, would construct a three-story, 45' tall live/work building with parking for 12 vehicles. The site is now paved with no permanent or semi-permanent structures. The surrounding area consists of service, light industrial, live/work and commercial land uses. The site is within the SLI (Service/Light Industrial) zoning district, and the 40-X height-bulk district.
(Continued from Regular Meeting of October 23, 1997)

SPEAKERS: None

ACTION: Without hearing. Continued to 12/18/97

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Theoharis

ABSENT: Martin

10. 97.588C (WANG)
377-379 COLLINGWOOD STREET, east side between 20th and 21st Streets; Lot 33 in Assessor's Block 2752 -- Request for a Conditional Use authorization to allow the conversion of a two-family dwelling to a Bed and Breakfast Inn, containing five (5) guest rooms as required by Planning Code Section 209.2(d) in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

SPEAKERS: Chris Wong, Nelly Keet, Erlin Jackson, Eugene Lucierro, Collin Patrick, Henry Guchas, Andrew Fisher, Tom Ho O'Connell, Pamalia McCarthy, Patrick McGinis

ACTION: Disapproved

AYES: Chinchilla, Mills, Antenore, Hills, Joe, Theoharis

ABSENT: Martin

MOTION No.: 14500

11. 97.688C (ZWIERZYCKI)
1515 - 19TH AVENUE, west side between Kirkham and Lawton Streets, Lot 4 in Assessor's Block 1865 -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of three antennas and one equipment cabinet on top of an existing two-story building occupied by Pacific Bell Telesis Company as part of a wireless communication network in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

SPEAKERS: None

ACTION: Approved with conditions as proposed

AYES: Chinchilla, Mills, Antenore, Hills, Joe, Theoharis

ABSENT: Martin

MOTION No.: 14501

12. 97.636C (ZWIERZYCKI)
2121 & 2145 - 19TH AVENUE, west side between Quintara and Rivera Streets, Lots 33 and 34 in Assessor's Block 2198 -- Request for Conditional Use authorization under Section 209.6(b) to install a total of six Sprint panel antennas encased in a fiberglass cylinder on the rooftop of an existing two-story office building (2145 - 19th Avenue), and one base transceiver station on the second floor of an adjacent two-story office building (2121 - 19th Avenue), as part of a wireless communication network in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of November 13, 1997)

On calendar in error. Continued on 11/13/97 to 1/8/98.

13. 97.656C (FALLAY)
1712 TARAVAL STREET, north side between 27th and 28th Avenues, Lot 9 in Assessor's Block 2356 -- Request for Conditional Use authorization under Section 711.42 of the Planning Code to convert an existing retail store to a Pizza Restaurant in an NC-2 (Small-Scale Neighborhood Commercial) District.

SPEAKERS: Ken Olman

ACTION: Public hearing to remain open to address any corrections and or changes. Continued to 12/18/97.

AYES: Chinchilla, Mills, Antenore, Hills, Joe, Theoharis

ABSENT: Martin

14. 97.658C (HING)
1050 KIRKHAM STREET, northeast corner at 15th Avenue, Lot 07 in Assessor's Block 1839. Request for authorization of Conditional Use to modify conditions of approval for a previous authorization (Motion No. 13750) to establish a child care facility in an RH-2 (Residential, House, Two-Family) District. The proposal is to increase the number of children served to a maximum of 30 children from the present number of 20 children, under a new operator. The proposed hours of operation will be 7:00 a.m. to 7:00 p.m. The hours of outdoor play would be between 10:00 a.m. and 6:00 p.m. Pick-up and drop-off of children would not be limited to the three-car garage for the property. The seven feet fence on lot lines abutting the outdoor play areas would be reduced to six feet on the north lot line to provide sunlight to the abutting property owners.

(Continued from Regular Meeting of November 20, 1997)

SPEAKERS: Jan Cole, George Cestrim, Kevin Cestrim, Thomas Yee

ACTION: Continued to 1/15/98

AYES: Chinchilla, Mills, Antenore, Hills, Joe, Theoharis

ABSENT: Martin

15. 97.667C (WASHINGTON)
668 HAIGHT STREET, Lot 017 in Assessor's Block 0847, bounded by Pierce Street

to the west, and Steiner Street to the east. - Request for a Conditional Use authorization under Section 710.48 of the Planning Code relating to Other Entertainment (790.38). To establish live entertainment at an existing tavern. This property is located within an NC-1 Neighborhood Commercial District.

SPEAKERS: James O'brien

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Mills, Antenore, Hills, Joe, Theoharis

ABSENT: Martin

MOTION No.: 14502

AT APPROXIMATELY 4:00 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

16. 97.487D (GORDON)

1269 LOMBARD STREET, Building Permit Application Nos. 9710402 and 9711296, Case No. 97.487D, for the property at 1269 Lombard Street, Lot 23 in Assessor's Block 501, proposing to add two stories and roof deck to the existing single-family structure at the rear of the property, and to add a new three-story over basement single-family structure at the front of the property in an RH-2 (Residential House, Two-Family) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of November 6, 1997)

NOTE: On 11/6/97, following testimony, the Commission closed public hearing and continued this matter to 11/20/97.

SPEAKERS: Rick Gamble, Jim Rubin

ACTION: Without hearing, continued to 2/12/98

AYES: Chinchilla, Antenore, Hills, Joe, Theoharis

EXCUSED: Mills

ABSENT: Martin

17. 97.733D (WASHINGTON)

727-729 MORAGA STREET, south side between 14th and Funston Avenues, Lot 006 in Assessor's Block 2036A - Request for Discretionary Review of Building Permit Application No. 9713735, proposing to construct two new attached residential units on a vacant lot in a RH-2 (House, Two-Family) District.

SPEAKERS: Will Kwan, Don Nordesten, James Kindrega, Martha Escobar, Togella Spencer, Morton Bloch, S. Hom, L. Suen, Ray Ichino, Denise Tom, Bill Dietsch

ACTION: Public hearing closed. Continued to 1/22/98

AYES: Chinchilla, Mills, Antenore, Hills, Joe, Theoharis

ABSENT: Martin

18. 97.785D (WASHINGTON)

429 DOUGLASS STREET, east side between 20th and 21st Streets, Lot 039 in Assessor's Block 2749 - Request for Discretionary Review of Building Permit Application No. 9713558, proposing to construct a new room above a garage and a new level above the rear half of this house in a RH-2 (House, Two-Family) District.

SPEAKERS: George Rosenfield, Jonathan Kronan

ACTION: Approved as proposed

AYES: Chinchilla, Mills, Antenore, Joe, Theoharis

ABSENT: Martin, Hills

19. 97.737D (BEATTY)

1403 AND 1405 MONTGOMERY STREET, west side between Greenwich and Filbert Streets, Lots 005 and 004, respectively, in Assessor's Block 0086 - Request for Discretionary Review of Building Permit Application No. 9707007, proposing to join 1403 Montgomery with 1405 Montgomery by removing two units at 1403. A facade similar to 1405 will be carried on to 1403. A pool will be constructed at the rear of 1403, and a two-car garage will be added at the front in a RH-3 (House, Three-Family) District.

SPEAKERS: Dan Tudor, Julie Christensen, Erin Peskin, Andy Walker

ACTION: Disapproved

AYES: Chinchilla, Mills, Antenore, Joe, Theoharis

ABSENT: Martin, Hills

20. 97.735D (BEATTY)

1993 - 14TH AVENUE, west side between Pacheco Street and Mandalay Lane, Lot 010 in Assessor's Block 2120B - Request for Discretionary Review of Building Permit Application No. 9707015, proposing to demolish the existing single-family dwelling and construct a new single-family dwelling in a RH-1 (House, One-Family) District.

SPEAKERS: None

ACTION: Without hearing, continued to 1/8/98

AYES: Chinchilla, Mills, Antenore, Hills, Joe, Theoharis

ABSENT: Martin

21. 97.777D (PURVIS)

1435-1437 DOLORES STREET, east side between Duncan and 27th Streets, Lot 023 in Assessor's Block 6594 - Request for Discretionary Review of Building Permit Application No. 9716767, proposing to construct a deck and stairs at the rear of the two-story, two-family dwelling in a RH-2 (House, Two-Family) District.

SPEAKERS: Stanley Fong, Manuel Sierra

ACTION: Approved as modified: to reduce fire wall to 5 feet

AYES: Chinchilla, Mills, Antenore, Joe, Theoharis

ABSENT: Martin, Hills

22. 97.732D (HING)

626 DIAMOND STREET, west side between 23rd and Elizabeth Streets, Lot 003A in Assessor's Block 2805 - Request for Discretionary Review of Building Permit Application No. 9715679, proposing a 12' x 12' extension to the rear on the first floor and a 24' x 12' rear extension on the second floor of a single-family dwelling in a RH-2 (House, Two-Family) District.

SPEAKERS: Bill Helfert, Bruce Bonicar, Pat Buscavitch

ACTION: Approved as amended: Remove 3 foot parapet.

AYES: Chinchilla, Mills, Antenore, Joe, Theoharis

ABSENT: Martin, Hills

Adjournment: 6:55 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, JANUARY 8, 1998.

ACTION: Approved as drafted

AYES: Chinchilla, Antenore, Hills, Joe, Mills, Theoharis

ABSENT: Martin

971204.min

AMENDED
MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY, DECEMBER 11, 1997
BOARD OF SUPERVISOR'S CHAMBERS
ROOM 404
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
3:30 P.M.

DOCUMENTS DEPT.

MAR 26 1998

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Hector Chinchilla - President, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills, Anita Theoharis

MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 4:30 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Charles Rivasplata, Hillary Gitelman, Mary Gallagher, Lou Andrade, Amit Ghosh, Delvin Washington, Jonas Ionin, Tim Blomgren, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1a. 97.793CV (PEPPER)

3500 CLAY STREET, northwest corner at Laurel Street; Lot 002 in Assessor's Block 995: -- Request for Conditional Use authorization under Section 204.5 of the Planning Code to allow parking exceeding permissible accessory amounts in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.
(Proposed for continuance to December 18, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Antenore, Mills, Hills, Martin, Joe, Theoharis

1b. 97.793CV (PEPPER)

3500 CLAY STREET, northwest corner at Laurel Street; Lot 002 in Assessor's Block 995, in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.
REAR YARD VARIANCE SOUGHT: The proposal is to construct a new three-car garage at the rear of the subject property. Section 134 of the Planning Code requires a minimum rear yard of 31.6 feet for the subject property. The proposed garage would extend to the rear property line and encroach into the required rear yard.

(Proposed for continuance to December 18, 1997)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Antenore, Mills, Hills, Martin, Joe, Theoharis

2. 97.752C (PEPPER)

2298 CHESTNUT STREET, northeast corner at Scott Street; Lot 036 in Assessor's Block 488A: -- Request for Conditional Use authorization under Section 711.26 of the Planning Code to allow a Walk-Up Automated Teller Machine (ATM) (as defined by Section 790.140 of the Planning Code) with less than a three-foot recess from the property line, in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Proposed for continuance to January 8, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Antenore, Mills, Hills, Martin, Joe, Theoharis

3. 97.787B (NIXON)

650 TOWNSEND STREET, AKA 699 - 8TH STREET, at the northeast corner of 8th and Townsend Streets, Lot 9 in Assessor's Block 3783. Request for authorization for conversion of up to 275,000 square feet of Apparel Mart design/display space to office space pursuant to Sections 321 and 322 of the Planning Code in a M-2 (Heavy Industrial) District and a 65X and 100X Height and Bulk District.

(Proposed for continuance to January 8, ~~1997~~ 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Antenore, Mills, Hills, Martin, Joe, Theoharis

4. 97.655E (GLASNER)

CHERRY DAM FUSE GATE PROJECT. Appeal of Preliminary Negative Declaration. Hetch Hetchy Water and Power is proposing to increase the maximum storage capacity of Cherry Lake (Tuolumne County) in the amount of 11,600 acre-feet, from 273,500 acre-feet. This increase in storage would be accomplished by replacing the existing two and one-half foot high flash boards with a series of 26 steel fuse gates, approximately nine feet high, placed side-by-side across the 320 foot wide Cherry Valley Dam spillway. This would allow Hetch Hetchy to raise the lake level six and one-half feet from elevation 4702.5 feet to 4709.0 feet above mean sea level.

(Proposed for continuance to January 22, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Antenore, Mills, Hills, Martin, Joe, Theoharis

5. 97.481E (PARKER)

938 HARRISON STREET: Appeal of Preliminary Negative Declaration. The proposed project would merge lots 20, 44, 46 and 47 in Assessor's Block 3753, demolish an existing 16,000 square foot single story unreinforced masonry building (on lot 20), and construct a new two story, 40 foot tall building containing 50 live/work units on the

newly created through lot at 938 Harrison Street (north side of Harrison Street between Fifth and Sixth Streets). The new building would have frontage on both Harrison Street and Clara Street. The project would provide off-street parking for 50 vehicles in a partially below grade concrete parking garage with access from Harrison Street. The proposed project site is approximately 24,000 square feet in lot area. The proposed building would be approximately 40 feet in height and is located in an RSD (Residential/Service) Mixed Use Zoning District in the South of Market Planning Area. (Proposed for continuance to January 22, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Antenore, Mills, Hills, Martin, Joe, Theoharis

6. 97.439E (PARKER)
914 HARRISON STREET: Appeal of Preliminary Negative Declaration. The proposed project entails a lot split with new construction of two 3-story plus mezzanine buildings, each containing 14 live/work units and 14 ground level off-street parking spaces at 914 Harrison Street, north side, between 5th and 6th Streets. The proposed project site is currently vacant and used as a parking lot. The project site is a through lot (approximately 87 feet wide by 160 feet deep, approximately 14,000 square feet in lot area) and the project is designed such that one of the new buildings would front onto Clara Street, the other would front onto Harrison Street. The proposed height of each building would be 45 feet, with an additional 5 feet of height as parapets and stair towers, for a total proposed building height of 50 feet. The proposed project site is located in an RSD (Residential/Service) Mixed Use Zoning District in the South of Market Planning Area. (Proposed for continuance to January 22, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Antenore, Mills, Hills, Martin, Joe, Theoharis

7. 97.360AE (GORDON)
290 UNION STREET, The James McEvoy House, north side between Sansome and Montgomery Streets, Lot 15 in Assessor's Block 106: Request for a Certificate of Appropriateness for the "demolition", as defined by Planning Code Section 1005(f) and reconstruction of a Contributory Altered Single Family Building pursuant to Article 10 of the Planning Code. The subject property, within the Telegraph Hill Historic District, is zoned RH-3 (Residential-House, Three-Family) District and is in an 40-X Height and Bulk District. (Continued from Regular Meeting of November 20, 1997) (Proposed for continuance to February 12, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Antenore, Mills, Hills, Martin, Joe, Theoharis

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda

items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: Lee Clinch

Re: Burger King on Irving/9th Avenue and DR notification process -
at Fell/Divisadero

Patricia Vaughey

Re: 4 Others Burger King Sites

- Variance on CPC agenda next week ___???

Alice Barkley

Re: DR policy when filing environmental application

Jake McGoldrich

Re: Continuance of items at last minute

Zack Georgopoulos

Re: Notice process are faulty

Judy West

Re: NSR - additional language at Board of Appeals

C. COMMISSIONERS' QUESTIONS AND MATTERS

Hills: Announced a Joint Powers Symposium at Golden Gate Fields on Land Use and Transit Strategies on 2/27/98 - suggested a staff representative attend.

D. DIRECTOR'S REPORT

8. DIRECTOR'S ANNOUNCEMENTS

None

9. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

None

E. REGULAR CALENDAR

10. 97.624Q (SMITH)
1543-45 McAllister Street, south side between Divisadero and Scott Streets, Lot 21 Assessor's Block 1180, five unit residential condominium conversion subdivision in an RH-3 (Residential, House, Three Family) District.

SPEAKERS: Jack McGoldrich

ACTION: Approved

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Theoharis, Martin

MOTION No.: 14503

11. 97.690Q

(SMITH)

968-78 Union Street; north side between Taylor and Jones Streets; Lot 8 in Assessor's Block 99, six unit, residential condominium conversion subdivision in an RM-2 (Residential, Mixed, Moderate Density) District.

SPEAKERS: Jack McGoldrich

ACTION: Approved

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Theoharis, Martin

MOTION No.: 14504

12. 97.691Q (SMITH)

3107-3117 Buchanan Street; west side between Pixley and Filbert Streets; Lot 4 in Assessor's Block 517, six unit residential condominium conversion subdivision in an RH-2 (Residential, House, Two Family) District.

SPEAKERS: Jack McGoldrich

ACTION: Approved

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Theoharis, Martin

MOTION No.: 14505

13. 97.724Q (SMITH)

1263 Oak Street; south side between Baker and Broderick Streets; Lot 29 in Assessor's Block 1219, five unit residential condominium conversion subdivision in an RM-2 (Residential, Mixed, Moderate Density) District.

SPEAKERS: Jack McGoldrich

ACTION: Approved

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Theoharis, Martin

MOTION No.: 14506

14. 97.772Q (SMITH)

1266 Chestnut Street; north side between Van Ness Avenue and Polk Street, Lot 10A in Assessor's Block 478, six unit residential condominium conversion subdivision in an RM-1 (Residential, Mixed, Low Density) District.

SPEAKERS: Jack McGoldrich

ACTION: Approved

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Theoharis, Martin

MOTION No.: 14507

15. 97.773Q (SMITH)

2112 Hyde Street; east side between Greenwich and Filbert Streets, Lot 16 in Assessor's Block 94, six unit residential condominium conversion subdivision in an RM-2 (Residential, Mixed, Moderate Density) District.

SPEAKERS: Jack McGoldrich

ACTION: Approved

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Theoharis, Martin

MOTION No.: 14508

16. (RIVASPLATA)

TRANSPORTATION MANAGEMENT ASSOCIATION OF SAN FRANCISCO
(TMASF) -- 1993-1997 Program Summary and 1998-2002 Work Plan. Proposed

approval of a resolution finding the TMAF Program Summary for 1993-1997 to be in compliance with City requirements and accepting the TMAF Work Plan for the 1998-2002 program period. This non-profit organization of downtown office building managers/owners seeks the Commission's endorsement of its work, based on its ability to meet the objectives established in Resolution 13434 of December 1992.

SPEAKERS: Kay Belling

ACTION: Approved

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Theoharis, Martin

RESOLUTION No.: 14509

17. 97.496E (BLOMGREN)

1025 - 17TH STREET, south side mid-block between Pennsylvania Avenue and Mississippi Street, Lot 14 Block 3987 - Appeal of a Preliminary Negative Declaration. The proposed project would construct a 4-story, 50 foot high building that would contain 10 live/work units and 10 off-street parking spaces at 1025 - 17th Street. The existing 3,946 square foot site is currently vacant. The proposed project is located in an (M-2) (Heavy Industrial) Zoning District.

(Continued from the Regular Meeting of November 6, 1997)

SPEAKERS: Zack Goergopoulos, Alice Barkley, Sue Hestor, Judy West, Fred Lewis, Daolly Georgopolus, Panilla Aguilar, Joe O'Donoghue

ACTION: Negative declaration upheld

AYES: Chinchilla, Mills, Hills, Joe, Theoharis, Martin

NOES: Antenore

MOTION No.: 14510

18. 97.669C (HING)

1209 VICENTE STREET, south side, between 23rd and 24th Avenue, Lot 48 in Assessor's Block 2473. Request for authorization of Conditional Use to permit a two-story residential addition to an existing single-story commercial building containing a total of four new dwelling units without providing four off-street parking spaces as required under Section 151 of the Planning Code in an NC-1 (Neighborhood Commercial Cluster) District with a 40-X Height and Bulk designation. Under Code Section 161(j), the Planning Commission may reduce the off-street parking requirement for dwelling units in Neighborhood Commercial (NC) Districts.

SPEAKERS: None

ACTION: Without hearing. Continued to 1/18/98.

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Theoharis, Martin

19. 97.409C (WASHINGTON)

119 LYON STREET Lot 005 in Assessor's Block 1221, bounded by Page Street to the south, and Oak Street to the north. - Request for a Conditional Use authorization under Section 209(h)1 of the Planning Code to allow the construction of a five (5) unit residential building on an existing vacant parcel of land. This proposal will have a total of five off-street parking spaces and is located within an RH-3 (Residential, House, Three-Family) District.

(Continued from Regular Meeting of October 9, 1997)

SPEAKERS: Charles Jackson, Precilia Grovert, Valery Polk, Casper Mullen, John

Strickland

ACTION: Motion to approve with conditions failed to carry by a vote of +3 -4 with Antenore, Joe, Mills and Theoharis voting NO. This resulted in an intent to disapprove by a vote of +4 -3 with Commissioners Chinchilla, Hills and Martin voting NO. Final language on 1/8/98.

20. 96.340C (IONIN)
1660 McALLISTER STREET, north side between Broderick and Divisadero Streets; Lot 13 in Assessor's Block 1156; and a vacant lot on McALLISTER, south side between Broderick and Divisadero Streets; Lot 24A in Assessor's Block 1179 - Request for Conditional Use Authorization under Sections 209.3(j) and 209.7(a) of the Planning Code, to allow 1660 McAllister to be used as a church and the vacant lot across the street to be used as a parking lot for the church in a RM-1 (Residential, Mixed Low Density) District and a 40-X Height and Bulk District.

SPEAKERS: Anita Kelly, Steven Kelly, Francine Kennedy, Dave Lawson, George Racine, Dan Sullivan, Harretta Lawson, Tanny Kelly, Joseph Williams

ACTION: Public hearing closed. Continued to 1/15/98 to allow an attempt to resolve.

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Theoharis, Martin

21. 97.628C (IONIN)
434 ELLIS STREET, north side between Jones and Leavenworth Streets; Lot 9 in Assessor's Block 323 - Request for a Conditional Use Authorization under Sections 209.3(h) and 209.4(a) of the Planning Code to allow the conversion of an existing building into a secondary school and community facility in a RC-4 (Residential-Commercial Combined, High Density) District, and the North of Market Residential Special Use District Subdistrict No. 2, and an 80-T Height and Bulk District.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Theoharis, Martin

MOTION No.: 14511

22. 97.626CQV (LIGHT)
1735 FRANKLIN STREET, west side of street between Sacramento and California, Lot 2 in Assessor's Block 641: -- Request for Conditional Use authorization per Section 209.2(c) of the Planning Code to allow group housing in a designated Landmark building for an educational institution in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Antenore, Mills, Hills, Joe, Theoharis, Martin

MOTION No.: 14512

23. 97.761C (LINDSAY)
400 BEALE STREET, southwest corner of Beale and Harrison Streets, Lot 5 in Assessor's Block 3766 -- Request for modification of previously-approved Conditional Use Authorization (Case No. 97.436C) for development of up to 245 dwelling units, up to 248 parking spaces and approximately 2,500 square feet of ground floor retail use

on a site, the southerly portion of which is within an M-1 (Light Industrial) District, the Commercial/Industrial Subdistrict of the Rincon Hill Special Use District and an 84-X Height and Bulk District, the northerly portion of which is in an RC-4 (Residential-Commercial Combined - High Density) District, the Residential Subdistrict of the Rincon Hill Special Use District and a 200-R Height and Bulk District.

(Continued from Regular Meeting of November 20, 1997)

SPEAKERS: Marsha Rosen, Steven Vettel, Russell Kyle, Oz Erickson, Bill Fern, Daniel Gabbing

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Antenore, Mills, Joe

NOES: Martin, Hills, Theoharis

MOTION No.: 14513

24. 97.700C (LINDSAY)

235 O'FARRELL STREET, southeast corner of Cyril Magnin Lane and O'Farrell Street, between Mason and Powell Streets, Lot 18 in Assessor's Block 326. -- Request for Conditional Use authorization under Sections 303 and 212(e) of the Planning Code to convert fifty-four (54) residential hotel rooms (group housing) to non-residential use (tourist hotel rooms) above the ground floor in a C-3-G (Downtown General Commercial) District and an 80-130F Height and Bulk District.

SPEAKERS: Marsha Rosen, Steven Vettel, Russell Kyle, Oz Erickson, Bill Fern, Daniel Gabbing

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Antenore, Mills, Joe

NOES: Martin, Hills, Theoharis

MOTION No.: 14514

AT APPROXIMATELY 6:00 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

25. 97.776D (LIGHT)

200 SEACLIFF AVENUE, Request for Discretionary Review on Building Permit No. 9713658 for extension of rear deck by 7' - 2" and addition of balustrade (3' - 2" high) to contain and provide guard railing for rear lawn.

(Continued from the Regular Meeting of November 20, 1997)

DISCRETIONARY REVIEW WITHDRAWN

26. 97.731D/DD (LIGHT)

148 3RD AVENUE, Discretionary Review on Building Permit No. 9711349 and 9711350 for demolition of a 2- story single family dwelling and new construction of a 3-story 2-unit residential building.

(Continued from the Regular Meeting of November 13, 1997)

SPEAKERS: None

ACTION: Without hearing. Continued to 1/22/98

AYES: Chinchilla, Antenore, Mills, Joe, Martin, Hills, Theoharis

**THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING
OF THE PLANNING COMMISSION ON THURSDAY, JANUARY 8, 1998**

ACTION: Approved as drafted

AYES: Chinchilla, Antenore, Hills, Joe, Mills, Theoharis

ABSENT: Martin

971211.min

MINUTES SPECIAL JOINT MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
AND
REDEVELOPMENT AGENCY COMMISSION

THURSDAY
DECEMBER 11, 1997
BOARD OF SUPERVISORS CHAMBERS
ROOM 404
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
2:00 P.M.

PRESENT: Planning Commission: Chinchilla, Mills, Joe, Martin, Hills, Antenore
ABSENT: Theoharis

Redevelopment Agency Commission: Dunlop, Yee, Palma, King, Singh

**MEETING WAS CALLED TO ORDER BY PLANNING COMMISSION PRESIDENT
CHINCHILLA AT 3:00 P.M.**

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, David Lindsay, Hillary Gitelman, Brian Kalahar. Linda Avery - Commission Secretary

1. 94.061E (KALAHAR)

DISPOSAL AND REUSE OF THE FORMER NAVAL SHIPYARD AT HUNTERS POINT --

Public Hearing on Draft Environmental Impact Statement/Environmental Impact Report. The proposed federal action discussed in the Draft EIS/EIR is the disposal of federal surplus land at the former Hunters Point Naval Shipyard in San Francisco, California. The document also considers the impacts of the Reuse Plan, developed by the City and County of San Francisco and the San Francisco Redevelopment Agency, as well as a Reduced Development alternative and the required No Action alternative. The Proposed Reuse Plan would be implemented by the Hunters Point Shipyard Redevelopment Plan (also called the Redevelopment Plan), and emphasizes mixed use of the site, including residential, industrial, maritime industrial, cultural, institutional, mixed use, research and development, and open space uses. Implementation of the Proposed Reuse Plan may require changes to the San Francisco General Plan (including the addition of a new Hunters Point Shipyard Area Plan), and changes to Bay Conservation and Development Commission's Bay Plan and to their Seaport Plan.

Note: Written comments will be received at the Planning Department until 5:00 p.m., on January 19-5, 1998.

SPEAKERS: Mary Ann Miller, Ruth Gravanis, Doug Kern, Leslie Caplan, Anne Eng, Ena Aguirre, Saul Bloom, Alex Lanfsberg, Chris Shinley, Leon

Thibeaur

ACTION: Continued to a special joint hearing with Redevelopment Agency Commission on 1/15/98.

AYES: Chinchilla, Antenore, Mills, Joe, Martin, Hills

ABSENT: Theoharis

PUBLIC COMMENT

At this time, members of the public may address the Commissions on items that are within the subject matter jurisdiction of the San Francisco Planning Commission and the Redevelopment Agency Commission. Members of the public may address the Commissions for up to three minutes. **The president or chairperson may limit the total testimony to 30 minutes.**

NONE

Adjournment: 3:51 P.M.

ADDENDUM

MINUTES OF MEETING AND CALENDAR

OF THE

SAN FRANCISCO

PLANNING COMMISSION

REGULAR MEETING

THURSDAY

DECEMBER 11, 1997

ROOM 404, WAR MEMORIAL BUILDING

401 VAN NESS AVENUE

3:30 P.M.

A. REGULAR CALENDAR

22b. 97.626CV

(Light)

1735 FRANKLIN STREET, west side of street between Sacramento and California; Lot 2 in Assessor's Block 641 in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. **PARKING VARIANCE SOUGHT:** The proposal is to expand the capacity (number of occupants) of an existing group housing facility located in a designated Landmark building. Section 151 requires for any group housing facility one parking space for each three bedrooms or for each six beds, whichever results in the greater requirement, plus one for the manager's dwelling unit if any, with a minimum of two spaces required. The property at present does not provide any parking. The project sponsor does not plan to provide additional parking as part of this proposal.

SPEAKERS: None]

ACTION: Zoning Administrator closed public hearing and has taken matter under advisement.

MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
DECEMBER 18, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
2:00 P.M.

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PRESENT: Hector Chinchilla, President, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills, Anita Theoharis

MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 2:05 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Susana Montana, Jim McCormick, Brian Kalahar, Larry Badiner, Lois Scott, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 97.538D (ANDRADE)
2370 BROADWAY, north side between Steiner and Fillmore Streets, Lot 027 in Assessor's Block 0563 - Request for Discretionary Review of Building Permit Application No. 9709611S, proposing to construct a deck of approximately 105 sq. ft. above an existing deck located at the rear of the building in an RH-1 (House, One-Family) District.
(Continued from Regular Meeting of November 13, 1997)
(Proposed for Continuance to January 15, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Antenore, Mills, Joe, Hills, Theoharis

NOES: Martin

2. 97.526E (NAVARRETE)
2068 THIRD STREET: The proposed project would construct a new four story, 50 foot tall building containing 16 live/work units at 2068 Third Street (west side of Third Street, between 18th and Mariposa Streets). The project would provide off-street parking for 16 vehicles in a ground floor parking garage with access from Third Street. The proposed project site is vacant and approximately 6, 625 square feet in lot area. The proposed building would be approximately 50 feet in height, with 28,146 gross square feet of floor area and is located in an M-2 (Heavy Industrial) Zoning District in the Potrero Hill neighborhood.
(Proposed for continuance to January 22, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Antenore, Mills, Joe, Hills, Theoharis

NOES: Martin

3. 97.656C (FALLAY)
1712 TARAVAL STREET, north side between 27th and 28th Avenues, Lot 9 in Assessor's Block 2356 -- Request for Conditional Use authorization under Section 711.42 of the Planning Code to convert an existing retail store to a Pizza Restaurant in an NC-2 (Small-Scale Neighborhood Commercial) District. (Continued from the Regular Meeting of December 4, 1997)
NOTE: On 12/4/97, following testimony, the Commission closed public hearing (with the stipulation that any new material, changes and/or corrections will remain open to public comment) and continued this matter to 12/18/97. Commissioner Martin was absent.
(Proposed for Continuance to January 15, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Antenore, Mills, Joe, Hills, Theoharis

NOES: Martin

- 4a. 97.793CV (PEPPER)
3500 CLAY STREET, northwest corner at Laurel Street; Lot 002 in Assessor's Block 995: -- Request for Conditional Use authorization under Section 204.5 of the Planning Code to allow parking exceeding permissible accessory amounts in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.
THE REQUEST FOR CONDITIONAL USE HAS BEEN WITHDRAWN
- 4b. 97.793CV (PEPPER)
3500 CLAY STREET, northwest corner at Laurel Street; Lot 002 in Assessor's Block 995, in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District. **REAR YARD VARIANCE SOUGHT:** The proposal is to construct a new three-car garage at the rear of the subject property. Section 134 of the Planning Code requires a minimum rear yard of 31.6 feet for the subject property. The proposed garage would extend to the rear property line and encroach into the required rear yard.
(CONTINUED TO A SPECIAL VARIANCE HEARING BY THE ZONING ADMINISTRATOR ON FRIDAY, DECEMBER 19, 1997, 9:30 AM, 1660 MISSION STREET, ROOM 504-505, SAN FRANCISCO, CA.)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: Judy West

**Re: - her recent employment with Art House to deal with the loss of
artist live/work**

- Industrial/Commercial use vs. market rate housing

John Bardis

Re: City Planning review process and enforcement of Planning Code

C. COMMISSIONERS' QUESTIONS AND MATTERS

Antenore: 600 Van Ness Status Report

D. DIRECTOR'S REPORT**5. DIRECTOR'S ANNOUNCEMENTS**

- Mayor attended the Department's General staff meeting and gave his Vision for the Department.
- In 6/96 proposal to amend Administrative Code - to eliminate CPC review
- Dwelling unit mergers - reevaluations of ATM with entrances on preferential streets
- DR request when an appeal of a Neg. Dec. has be filed - evaluate and establish a policy
- Development process on demolition of dwelling units
- Received from Controller's Office new budget package for next fiscal year
- Thank Commission for the staff Holiday Party
- Wish all Happy Holidays and New Year

6. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

NONE

E. REGULAR CALENDAR

- 7 97.205E (KALAHAR)**
599 THIRD STREET, Appeal of Preliminary Negative Declaration. New construction of a 24 unit live/work building on Third Street, between Brannan Street and Varney Place. The 9,680 square foot site is currently vacant and utilized as a parking lot. The proposed project, located on Assessor's Block 3775, lot 23, would construct a three-story, 45' tall live/work building with parking for 12 vehicles. The site is now paved with no permanent or semi-permanent structures. The surrounding area consists of service, light industrial, live/work and commercial land uses. The site is within the SLI (Service/Light Industrial) zoning district, and the 40-X height-bulk district.

(Continued from Regular Meeting of December 4, 1997)

SPEAKERS: Sue Hestor, Judy West, Steve Vettel

ACTION: Negative Declaration upheld

AYES: Chinchilla, Mills, Hills, Theoharis

NOES: Antenore, Joe

ABSENT: Martin

MOTION No.: 14515

8. 97.643E (MCCORMICK)
244 FRONT STREET: Certification of the Final Environmental Impact Report.
southeast corner at Sacramento Street, Lot 18 in Assessor's Block 236. Construct a five and seven story 105 foot tall mixed use retail and office structure on a 12,600 square foot site containing approximately 92,700 gross square feet of floor area including about 49,150 of office space, 24,200 square feet of retail space, (with an optional plan for 61,650 square feet of office space and 11,700 square feet of retail space), fifteen off-street parking spaces and two service vehicle loading spaces following demolition of two-story Category IV retail and office buildings and a former parking lot in the Front-California Conservation District.

SPEAKERS: None

ACTION: FEIR Certified

AYES: Chinchilla, Antenore, Mills, Joe, Hills, Theoharis

ABSENT: Martin

MOTION No.: 14516

9. 97.717R (BADINER)
100 - 160 FOLSOM STREET; 100 - 160 FOLSOM STREET: Assessor's Block 3740, Lots 27, 29, 30, 31 and 32, north side between Spear and Main Streets--
Consideration of a proposed amendment to the Rincon Point - South Beach Redevelopment Project Area (Northeastern Waterfront) Preliminary Plan and a finding of consistency of the proposed amendment with the draft of proposed amendments to the General Plan and Section 101.1 of the Planning Code. The proposed Preliminary Plan amendment would expand the boundaries of the Project Area, facilitating the development of the territory to be added to the Rincon Point-South Beach Project Area for stock and option trading floors, office and ancillary uses. The purpose of the amendment is to enable the City and the Redevelopment Agency to study the appropriateness of using redevelopment powers to facilitate development within the expanded area. The designation of the expanded area under Redevelopment Agency jurisdiction and development of a project would require Certification of an EIR, amendments to the Downtown Area Plan of the General Plan to designate the site to Downtown Office (Special Development) and a 250-S Height and Bulk District, amendment of the Rincon Point/South Beach Redevelopment Plan and amendment of the Rincon Point/South Beach Design for Development document, all of which would be the subject of later hearings before the Planning Commission, the Redevelopment Commission and the Board of Supervisors. The site is currently within P (Public) and C-3-S (Downtown Commercial, Support) Districts, and a 200-S Height and Bulk District.

SPEAKERS: Bob Meyers, Dennis Honeychurch, Steve Mayer, Maxwell Mayers, Jim Morales

ACTION: Approved

AYES: Chinchilla, Antenore, Mills, Joe, Hills, Theoharis

ABSENT: Martin

MOTION No.: 14517

10. 97.670C (PUTRA)
2029-2041 MARKET STREET, southeast side of Market Street between Duboce Avenue and 14th Street, Lot 08 and 16 in Assessor's Block 3535: Request for Conditional Use authorization for use size to expand the existing Full-Service Restaurant (dba. Mecca Restaurant) at 2029 Market Street to the adjacent vacant space (dba. Sienna Cafe) at 2041 Market Street, as required by Planning Code Section 121.2 and 712.21 within the NC-3 (Moderate-Scale Neighborhood Commercial) District and a 80-B Height and Bulk District.
(Continued from the Regular Meeting of December 4, 1997)

WITHDRAWN

11. 97.796C (BANALES)
1708 CHURCH STREET, west side between 29th and Day Streets; Lot 3 in Assessor's Block 6632 -- Request for Conditional Use authorization to establish a small self-service restaurant as defined by Planning Code Section 790.91 with an outdoor activity area as defined by Planning Code Section 790.70 in an NC-1 (Neighborhood Commercial Cluster) District and 40-X Height and Bulk District, pursuant to Planning Code Sections 710.44 and 710.24.

SPEAKERS: Ross Levy**ACTION:** Approved with conditions as modified: add language that would establish a community liaison.**AYES:** Chinchilla, Antenore, Mills, Joe, Hills, Theoharis**ABSENT:** Martin**MOTION No.:** 14518

12. 97.814C (PEPPER)
620 BROADWAY STREET, north side between Columbus Avenue and Stockton Street; Lot 004 in Assessor's Block 146: -- Request for Conditional Use authorization under Section 714.27 of the Planning Code to extend the hours of operation for the Vietnam Restaurant in the Broadway Neighborhood Commercial District and a 65-A Height and Bulk District.

SPEAKERS: Alan Ti**ACTION:** Approved with conditions as modified: add language that would establish a community liaison.**AYES:** Chinchilla, Antenore, Mills, Joe, Hills, Theoharis**ABSENT:** Martin**MOTION No.:** 14519

13. 97.722C (WASHINGTON)
1568 HAIGHT STREET, Lot 017 in Assessor's Block 1231, bounded by Clayton Street to the west, and Ashbury Street to the east. - Request for a Conditional Use authorization under Section 719.48 of the Planning Code relating to Other Entertainment (790.38). To establish live entertainment at an existing restaurant/bar. This property is located within the Haight Neighborhood Commercial District.

SPEAKERS: None**ACTION:** Without hearing, continued to 2/26/98**AYES:** Chinchilla, Antenore, Mills, Joe, Hills, Theoharis

ABSENT: Martin

AT APPROXIMATELY 4:00 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

14. 97.729D (LIGHT)

450 - 11TH AVENUE, east between Geary Boulevard and Anza Street, Lot 032 in Assessor's Block 1534 - Request for Discretionary Review of Building Permit Application No. 9712519, proposing construction of a new three-story, two-family dwelling to replace the existing two-story, single-family dwelling in an RH-2. (Continued from the Regular Meeting of November 20, 1997)

SPEAKERS: Sheng WONG, Tony Kilroy, Richard Chew, Fu Yim, Arnold Townsend, Paul Chow

ACTION: Approved. New modification submitted to Commission for today's hearing.

AYES: Chinchilla, Antenore, Mills, Joe, Hills, Theoharis

ABSENT: Martin

15. 97.762D (BILLOVITS)

2460 LOMBARD STREET, north side between Scott and Divisadero Streets, Lot 014 in Assessor's Block 0936 - Request for Discretionary Review of Building Permit Application No. 9722022, proposing to install a fire control system associated with a video rental store (dba Blockbuster Video) in an existing building in a NC-3 (Moderate-Scale Neighborhood Commercial) District.

SPEAKERS: Patricia Vaughey, Rod Simondson, Sal Selva, Larry Despian

ACTION: No Discretionary Review and approved as proposed

AYES: Chinchilla, Mills, Joe, Hills, Theoharis

NOES: Antenore, Joe

ABSENT: Martin

16. 97.559D (FUNG)

1745 NORTH POINT STREET, south side between Fillmore and Webster Streets, Lot 031 in Assessor's Block 0436F - Request for Discretionary Review of Building Permit Application No. 9711656, proposing to extend the rear of the three-story building by 10 feet, and to construct a two-story twelve foot addition at the rear of the proposed extension in a RH-2 (House, Two-Family) District.

SPEAKERS: David Katz, Robert McCarthy

ACTION: No Discretionary Review and approved as proposed

AYES: Chinchilla, Mills, Joe, Hills, Theoharis, Antenore

ABSENT: Martin

17. 97.780D (FALLAY)

1234 - 33RD AVENUE, east side between Lincoln Way and Irving Street, Lot 036 in Assessor's Block 1718 - Request for Discretionary Review of Building Permit Application No. 9718193, proposing to enclose a roof shed and a courtyard, and to construct a deck at the rear of the existing three-story, single-family dwelling in a RH-2 (House, Two-Family) District.

SPEAKERS: Shima Kushmir, Warren Pierce, Nallia Pierce, Patsy MacMutry, Jacke

McGoldrich, John Bardis, Rana Shudon, Ulad Shudon, Suda Valana,
El Shudon

ACTION: Disapproved

AYES: Chinchilla, Mills, Joe, Hills, Theoharis, Antenore

NOES: Joe

ABSENT: Martin

18. 97.822D/DD (WANG)

1224-1226 KEARNY STREET, west side between Vallejo and Green Streets, Lot 025D in Assessor's Block 0133 - Request for Discretionary Review of Building Permit Application No. 9709731, proposing to construct a new 58-foot-deep, three-story over-garage, two-family dwelling after the demolition of two existing residential buildings on the lot in a RM-2 (Residential, Mixed, Moderate Density) District.

SPEAKERS: Mark Jacobs, George Rockrise, Peter Nelson, Michael McCrary,
Charles Gresbam, Steve Townsend, Jerry Senage

ACTION: Approved scheme 3

AYES: Antenore, Mills, Joe, Hills, Theoharis

ABSENT: Martin, Chinchilla

19. 97.775D (ARCE)

128 - 26TH AVENUE, east side between El Camino del Mar and Lake Street, Lot 033 in Assessor's Block 1333 - Request for Discretionary Review of Building Permit Application No. 9705480, proposing to demolish the existing single-family dwelling and construct a new three-story, single-family dwelling in a RH-1 (House, One-Family) District.

SPEAKERS: None

ACTION: Without hearing. Continued to 2/12/98

AYES: Chinchilla, Mills, Joe, Hills, Theoharis, Antenore

ABSENT: Martin

20. 97.827D (BANALES)

777 FLORIDA STREET, northeast corner of 20th and Florida Streets, Lot 011 in Assessor's Block 4081 - Request for Discretionary Review of Building Permit Application No. 9720905, proposing an addition of 2 live/work units to an existing 11-unit building for a total of 13 live/work units. No building expansion proposed. No additional parking proposed.

SPEAKERS: None

ACTION: Without hearing. Continued to 1/15/98

AYES: Chinchilla, Mills, Joe, Hills, Theoharis, Antenore

ABSENT: Martin

21. 97.829D (BANALES)

372 - 376 HIGHLAND AVENUE, south side between Holly Park Circle and Andover Street, Lot 045 in Assessor's Block 5717 - Request for Discretionary Review (Determination of capability with the Bernal Heights Special Use District) of Building Permit Applications 9720199 and 9720200, proposing new construction of two 30-foot high dwelling units on a vacant lot in an RH-2 (House, Two-Family) District.

SPEAKERS: Kim Fritz, Sandara Russell, Caspur Mol, Mark Richard, Maya, Amy

Cooperman, Ray Spurlins

ACTION: Approved design with pitched roof

AYES: Antenore, Mills, Joe, Hills, Theoharis

ABSENT: Martin, Chinchilla

22. 97.830D (ALVIN)

220 BEACON STREET, east side between Miguel and Diamond Streets, Lot 027 in Assessor's Block 7638 - Request for Discretionary Review of Building Permit Application No. 9717060, proposing to construct an addition which will add 2 feet to the first story at curb level, and create 285 square feet of new third story floor area within the footprint of the existing building.

DISCRETIONARY REVIEW WITHDRAWN

Adjournment: 7:33 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF JANUARY 8, 1998

ACTION: Approved as drafted

AYES: Chinchilla, Antenore, Hills, Joe, Mills, Theoharis

ABSENT: Martin

971218.min

